



**MEMORANDUM**

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TO: Marisa Perales, Chair  
Environmental Commission Members

FROM: Andrew Moore, Planning and Zoning Department

DATE: September 28, 2016

RE: C814-2014-0120 – Austin Oaks Planned Unit Development

\*\*\*\*\*

Master Report #5 (Attached) was completed September 6 with all staff comments “Cleared” or at “Informal” status.

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-2014-0120 – Austin Oaks Planned Unit Development

**Environmental Commission Date:** September 6, 2016

**DISTRICT:** 10

**ADDRESS:** Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)

**OWNER/APPLICANT:** Twelve Lakes, LLC (Jon Ruff)

**AGENT:** Graves Dougherty Hearon & Moody (Michael Whellan)

**ZONING FROM:** LO, LR, GR, SF-3   **TO:** PUD                   **AREA:** 31.4 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff supports Planned Unit Development with conditions as described in the Tier Table.

**ENVIRONMENTAL COMMISSION MOTION:**

**EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:**

- Exhibit A: Zoning Map
- Exhibit B: Aerial Map
- Exhibit C: Austin Oaks Land Use Plan
- Exhibit D: Tier 1 and Tier 2 Compliance Summary
- Exhibit E: Proposed Code Modifications
- Exhibit F: Tree Plan
- Exhibit G: Parks Plan Exhibit
- Exhibit H: Parks and Recreation Memo
- Exhibit I: Transportation Review documents (ATD, TXDOT)
- Exhibit J: Creek Plan
- Exhibit K: Streetscape Plans
- Exhibit L: Open Space Plan

**DEPARTMENT COMMENTS:**

The subject property includes 13 parcels that collectively total 31.4 acres of land that was developed as an office park in the 1970's. The office park consists of 12, two to three-story buildings and associated surface parking lots. The properties are divided north and south of Executive Center Boulevard with all parcels having driveway access from Executive Center Drive. The two parcels that are at the northeast and northwest corners of Wood Hollow Drive and Executive Center Drive also have driveway access from Wood Hollow Drive. Executive Center Drive is accessible from Hart Lane, Wood Hollow Drive, and from the south bound Mopac Express Way feeder road.

The property is currently designated with limited office (LO), neighborhood commercial (LR), and community commercial (GR) district zoning (see Exhibit B). There are also two 25-wide family-residence (SF-3) zoned strips along the western boundary of the project at Hart Lane; these strips pre-

dated compatibility standards, and were to serve as a buffer to residential properties on the opposite side of the roadway. These SF-3 portions have been incorporated into the PUD, along with the existing LO, LR, and GR zoning tracts.

The property, and surrounding neighborhood, is not part of an active or near-future neighborhood planning effort. Surrounding properties are a mix of residential and commercial uses. North of Spicewood Springs Road lies the Balcones West neighborhood, which is mostly family-residence (SF-3) zoning, with office and commercial zoning (LO, LR, and GR) along Spicewood Springs. Mopac is adjacent to the property along the east of the project, with the Allendale neighborhood beyond. Low-density multifamily residential zoning (MF-2) lies to the south, again with some office and commercial districts (LO, GO, LR, GR, and CS-1) along Mopac and Greystone Drive. Hart Lane marks the western edge of the project, beyond which is predominantly family-residence (SF-3), with some higher density residential (SF-6 and the 1979 Williamsburg PUD) along Spicewood Springs at the north.

The Applicant has requested PUD district zoning in order to build a mixed-use development that will include 250 multifamily residential units, a maximum of 12,800 square feet of restaurant uses, 90,000 square feet of hotel uses and 865,900 square feet of office uses. Per the Land Use Plan submitted on August 30, 2016 (please refer to Exhibit C), buildings in the development will have maximum heights ranging from 35 feet to 92.5 feet. Additionally, the development will also provide 8.5 acres of dedicated parkland and trails with a total of 11.01 acres of open space.

The Applicant is proposing to provide a total of 10% of the residential units to households whose income is 80 percent or below the median family income (MFI) for ownership units and 60 percent MFI or below for rental units. Up to 50% of the affordable units may be provided to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120% MFI of the Austin metropolitan statistical area for ownership units or rental units.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, affordable housing and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required. Please see attached memo from the Parks and Recreation Department regarding superiority (Exhibit H).

As shown in Exhibit C (Land Use Plan), the proposed area has been divided into ten parcels which the applicant intends to redevelop in phases. Below is a table showing each parcel's proposed use and development specifications:

| Parcel | Acres | Land Use               | Building # | Maximum Floors | Maximum Building Height (feet) | Maximum Building Height (MSL) | Approximate Building square footage |
|--------|-------|------------------------|------------|----------------|--------------------------------|-------------------------------|-------------------------------------|
| 1      | 4.66  | Mopac Office Mixed Use | 1          | 6              | 80                             | 875                           | 150,000                             |

|        |       |                                    |            |                |                                |                               |                                     |
|--------|-------|------------------------------------|------------|----------------|--------------------------------|-------------------------------|-------------------------------------|
| 2      | 3.7   | Mopac Office Mixed Use             | 2          | 6              | 80                             | 865                           | 120,000                             |
| Parcel | Acres | Land Use                           | Building # | Maximum Floors | Maximum Building Height (feet) | Maximum Building Height (MSL) | Approximate Building square footage |
| 3      | 6.72  | Mopac Office Mixed Use             | 3          | 7              | 92.5                           | 875                           | 175,000                             |
|        |       |                                    | 4          | 7              | 92.5                           | 845                           | 140,000                             |
| 4      | 1.02  | Restaurant                         | 5          | 1              | 35                             | 770                           | 6,400                               |
| 5      | 1.17  | Restaurant                         | 6          | 1              | 35                             | 770                           | 6,400                               |
| 6      | 1.8   | Hotel                              | 7          | 5              | 67.5                           | 835                           | 90,000                              |
| 7      | 2.92  | Spicewood Springs Mixed Use        | 8          | 1              | 35                             | 815                           | 6,900                               |
|        |       |                                    | 9          | 5              | 67.5                           | 857.5                         | 125,000                             |
| 8      | 3.35  | Spicewood Springs Office Mixed Use | 10         | 5              | 67.5                           | 865                           | 125,000                             |
|        |       |                                    | 11         | 1              | 35                             | 853                           | 24,000                              |
| 9      | 3.69  | Mixed Use                          | 12         | 4              | 55                             | 830                           | 223,000                             |
| 10     | 2.37  | Park                               | 0          |                |                                |                               | 0                                   |
| Total  | 31.4  |                                    |            |                |                                |                               | 1,191,700                           |

The Transportation Impact Analysis review has been completed by the Austin Transportation Department (ATD) and traffic infrastructure modifications have been identified for the proposed development and uses. ATD staff is finalizing negotiations with the applicant regarding the required fiscal participation. Please see attached document from Transportation Review staff (Exhibit I).

***Proposed Code Modifications***

There are 10 zoning related modifications to Code requirements requested by the Applicant (please refer to Exhibit E – Proposed Code Modifications for details).

**EXISTING ZONING AND LAND USES:**

| <b>SITE</b>   | <b>ZONING</b> | <b>LAND USES</b>  |
|---|---------------|---|
| <i>properties between Hart Lane and Wood Hollow Drive</i> | LO and SF-3   | Administrative and Business Office  |
| <i>North</i>  | SF-3, LR, LO  | Administrative and Business Office, Single Family Residential, Automotive Repair Services |
| <i>South</i>  | LO            | Multifamily – Apartments  |
| <i>East</i>   | LO, GR        | Administrative and Business Office  |
| <i>West</i>   | SF-3          | Single Family Residential   |

| <b>SITE</b>                               | <b>ZONING</b> | <b>LAND USES</b>                   |
|---|---------------|------------------------------------|
| <i>Site – properties at the corner of</i> | GR            | Administrative and Business Office |

|  |                         |   |
|--|-------------------------|---|
| <i>MoPac and Spicewood Springs Rd.</i> |                         |   |
| <i>North</i>                           | LO                      | Administrative and Business Office  |
| <i>South</i>                           | MF-2, LR<br>CS-1-CO, GR | Multifamily – Apartments, Administrative and Business Office<br>Service Station, Liquor Sales |
| <i>East</i>                            | n/a                     | MoPac Expressway service road   |
| <i>West</i>                            | MF-2, LO                | Multifamily – Apartments, Administrative and Business Office                                  |

| <b>SITE</b>   | <b>ZONING</b> | <b>LAND USES</b>                   |
|---|---------------|------------------------------------|
| <i>Site – properties between Wood Hollow Dr. and MoPac Expwy, South of Executive Center Dr.</i> | LR            | Administrative and Business Office |
| <i>North</i>  | GR            | Administrative and Business Office |
| <i>South</i>  | CS-1-CO, GR   | Service Station, Liquor Sales      |
| <i>East</i>   | n/a           | MoPac Expressway service road      |
| <i>West</i>   | MF-2,         | Multifamily – Apartments           |

**TIA:** Is required

**WATERSHEDS:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

|   |      |
|---|------|
| Austin Independent School District                            | 742  |
| Northwest Austin Civic Association                            | 53   |
| Austin Neighborhoods Council                                  | 511  |
| The Real Estate Council of Austin, Inc.                       | 1236 |
| Austin Heritage Tree Foundation                               | 1340 |
| Sierra Club, Austin Regional Group                            | 1228 |
| SEL Texas   | 1363 |
| Bike Austin   | 1528 |
| Balcones Civic Association                                    | 5    |
| Homeless Neighborhood Association                             | 1037 |
| Super Duper Neighborhood Objectors and Appealers Organization | 1200 |
| North Austin Neighborhood Alliance                            | 283  |
| 5702 Wynona Neighbors   | 769  |
| Allandale Neighborhood Association                            | 3    |

|  |      |
|--|------|
| North Shoal Creek Neighborhood Association | 126  |
| Friends of Emma Barrientos MACC            | 1447 |
| Sustainable Neighborhoods                  | 1396 |
| NW Austin Neighbors                        | 1507 |

**SCHOOLS:**

Doss Elementary School                      Murchison Middle School                      Anderson High School

**RELATED CASE HISTORIES:**

| <b>NUMBER</b>   | <b>REQUEST</b> | <b>PLANNING COMMISSION</b>            | <b>CITY COUNCIL</b>                   |
|---|----------------|---------------------------------------|---------------------------------------|
| C814-2008-0016 – Dell Jewish Community Center, 7300 Hart Lane | SF-3 to PUD    | 8/19/2008 – Apvd PUD with conditions. | 9/29/2008 – Apvd PUD with conditions. |

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS: 1<sup>st</sup>**

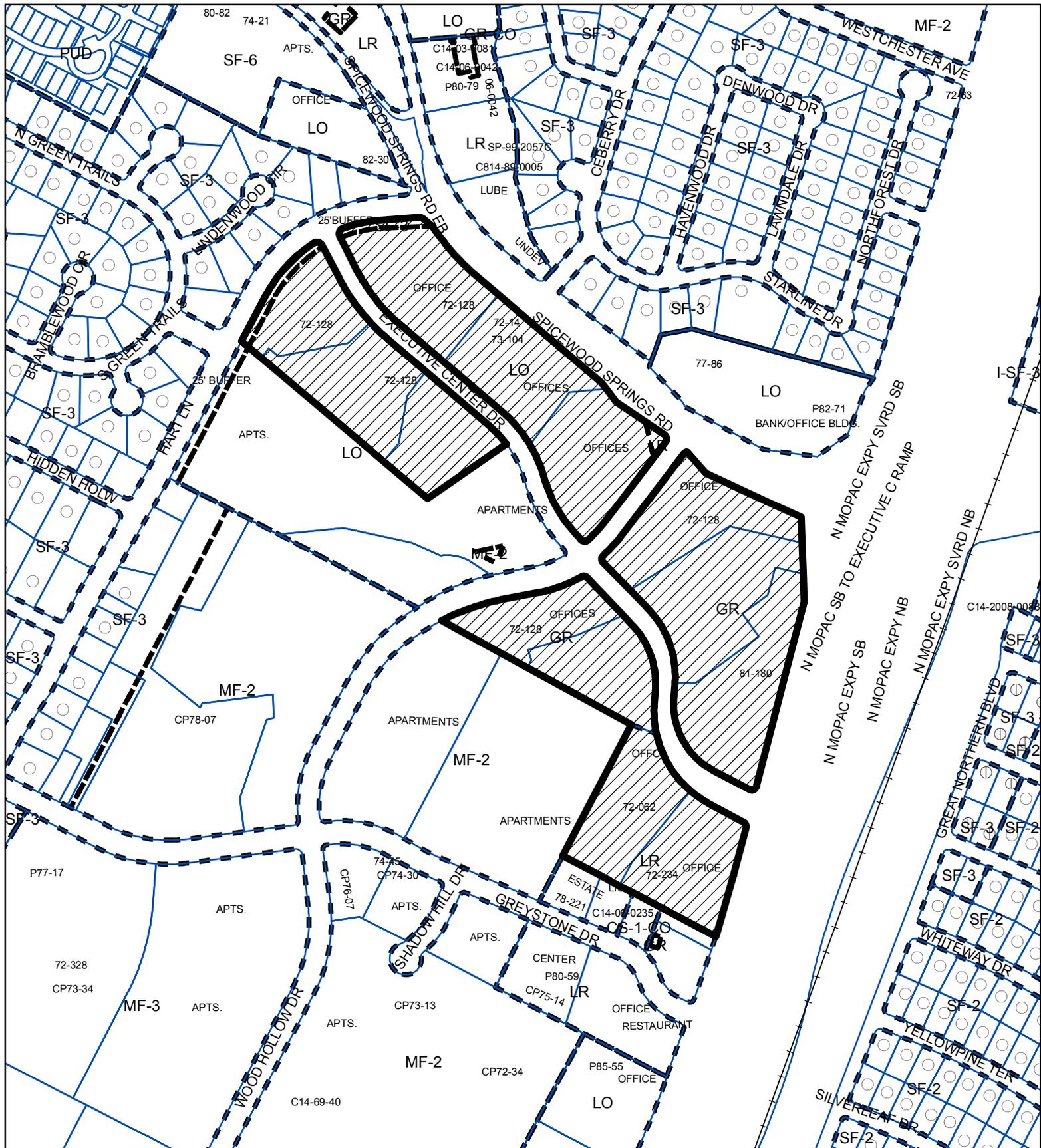
**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER: Andrew Moore**

**PHONE: 512-974-7604  
[andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)**



**PLANNED UNIT DEVELOPMENT**

ZONING CASE#: C814-2014-0120



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT A





### ZONING

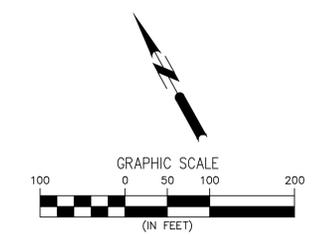
ZONING CASE#: C814-2014-0120 - Austin Oaks PUD  
 LOCATION: MoPac & Spicewood Springs Rd  
 SUBJECT AREA: 31.37 acres  
 GRID: H30  
 MANAGER: ANDREW MOORE



- Creek Centerlines
- City of Austin Fully Developed 100-Year Floodplain
- City of Austin Fully Developed 25-Year Floodplain
- Subject Property
- Critical Water Quality Zone
- Water Quality Transition Zone

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**LEGEND**

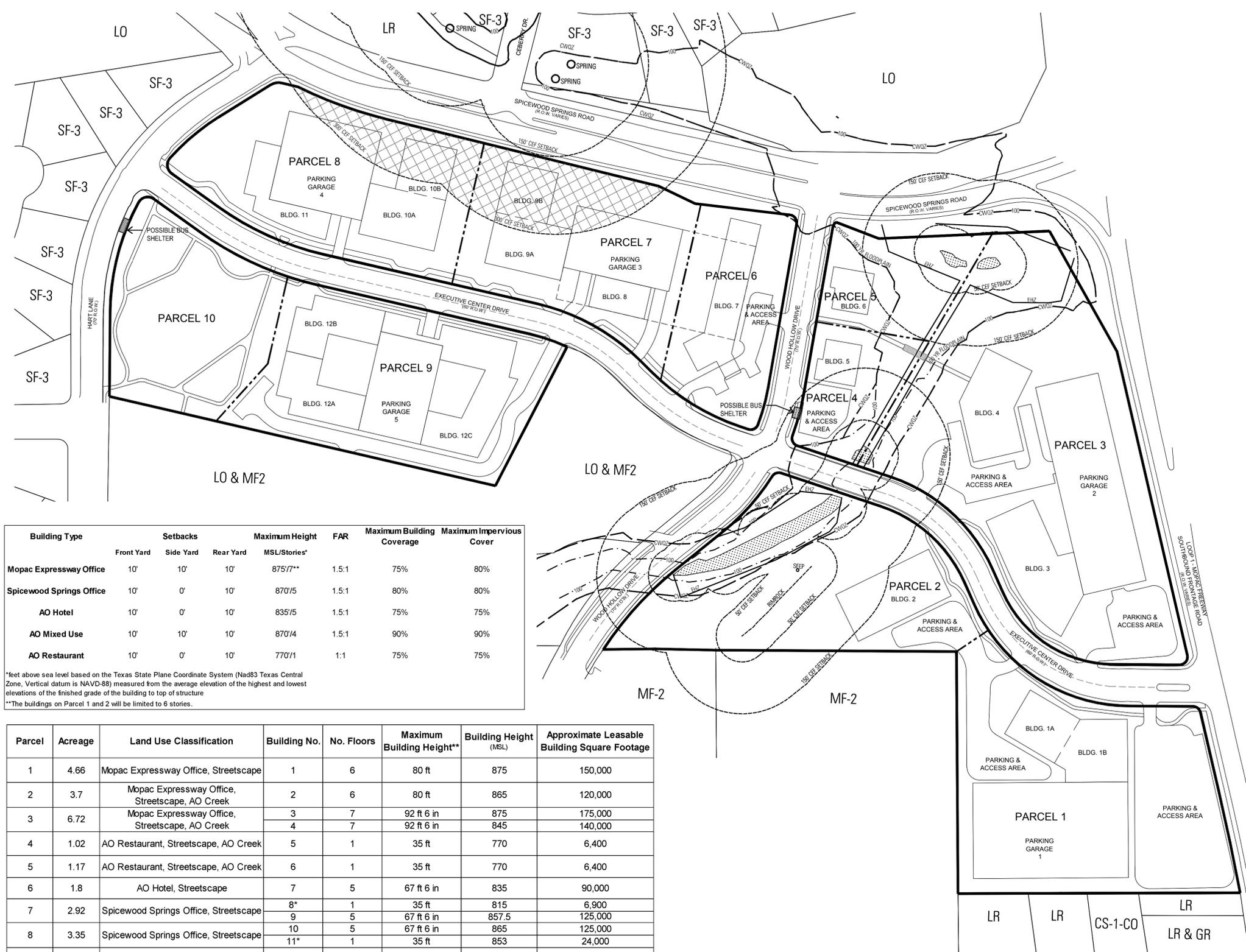
- AREA (1.64 AC.) LIMITED TO 50% IMPERVIOUS COVER.
- WETLANDS
- SEEP
- RIMROCK AND WETLAND CEF SETBACK
- EHZ
- 100 YEAR FLOODPLAIN
- CWQZ - CRITICAL WATER QUALITY ZONE
- PARCEL BOUNDARY

**Notes:**

- Impervious cover may be adjusted among parcels; however, the overall impervious cover shall not exceed 58% of the total 31.4 acres.
- Building square footage is approximate and can be transferred among buildings so long as the total leasable square footage does not exceed 1,191,700 sf.
- Pursuant to Sections 25-1-133 (Notice of Applications and Administrative Decisions), notice shall be provided prior to approval of an amendment to this Exhibit C under Section 3.1.3 (Approval Director) that is not a substantial amendment described under Subsection 3.1.2 (Substantial Amendments) of Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Developments).
- Bus shelter subject to Capital Metro need and approval.
- The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

In addition to the other provisions of this Ordinance and the Exhibits, the following provisions of City Code and the City Environmental Criteria Manual ("ECM") have been replaced, otherwise satisfied or exceeded and do not apply within the PUD:

- Section 25-8-25(B)(1) and (3) (Redevelopment Exception in Urban and Suburban Watersheds) are modified to apply on an overall basis;
- ECM Section 2.4.3 (Buffering) is modified as to Parcel 1 and Parcel 4;
- Section 25-6-477 (Bicycle Parking) is modified for office, residential, and hotel uses;
- Section 25-2-1008(A)(1) (Irrigation Requirements) will be applied on an overall basis;
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- Subchapter E (Design Standard and Mixed Use) Section 3.2 (Glazing and Facade Relief Requirements) shall not apply to the AO Hotel Parcel 6 or the AO Mixed Use Parcel 9;
- Subchapter E (Design Standard and Mixed Use) Article 4 (Mixed Use) is modified as set forth on the Exhibits;
- Section 25-10-101(C)(2) and (3)(a) (Signs Allowed in All Sign Districts Without An Installation Permit) is modified to improve directional signage;
- Section 25-10-130 (Commercial Sign District Regulations) is modified to allow projecting signs and increase sign size; and
- Section 25-10-154 (Subdivision Identification Sign) is modified to provide for an appropriate number of subdivision signs.



| Building Type            | Setbacks   |           |           | Maximum Height<br>MSL/Stories* | FAR   | Maximum Building<br>Coverage | Maximum Impervious<br>Cover |
|--------------------------|------------|-----------|-----------|--------------------------------|-------|------------------------------|-----------------------------|
|                          | Front Yard | Side Yard | Rear Yard |                                |       |                              |                             |
| Mopac Expressway Office  | 10'        | 10'       | 10'       | 875/7**                        | 1.5:1 | 75%                          | 80%                         |
| Spicewood Springs Office | 10'        | 0'        | 10'       | 870/5                          | 1.5:1 | 80%                          | 80%                         |
| AO Hotel                 | 10'        | 0'        | 10'       | 835/5                          | 1.5:1 | 75%                          | 75%                         |
| AO Mixed Use             | 10'        | 10'       | 10'       | 870/4                          | 1.5:1 | 90%                          | 90%                         |
| AO Restaurant            | 10'        | 0'        | 10'       | 770/1                          | 1:1   | 75%                          | 75%                         |

\*feet above sea level based on the Texas State Plane Coordinate System (Nad83 Texas Central Zone. Vertical datum is NAVD-88) measured from the average elevation of the highest and lowest elevations of the finished grade of the building to top of structure  
\*\*The buildings on Parcel 1 and 2 will be limited to 6 stories.

| Parcel       | Acreeage    | Land Use Classification                        | Building No. | No. Floors | Maximum Building Height** | Building Height (MSL) | Approximate Leasable Building Square Footage |
|--------------|-------------|--|--------------|------------|---------------------------|-----------------------|--|
| 1            | 4.66        | Mopac Expressway Office, Streetscape           | 1            | 6          | 80 ft                     | 875                   | 150,000                                      |
| 2            | 3.7         | Mopac Expressway Office, Streetscape, AO Creek | 2            | 6          | 80 ft                     | 865                   | 120,000                                      |
| 3            | 6.72        | Mopac Expressway Office, Streetscape, AO Creek | 3            | 7          | 92 ft 6 in                | 875                   | 175,000                                      |
|              |             |  | 4            | 7          | 92 ft 6 in                | 845                   | 140,000                                      |
| 4            | 1.02        | AO Restaurant, Streetscape, AO Creek           | 5            | 1          | 35 ft                     | 770                   | 6,400  |
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| 7            | 2.92        | Spicewood Springs Office, Streetscape          | 8*           | 1          | 35 ft                     | 815                   | 6,900  |
|              |             |  | 9            | 5          | 67 ft 6 in                | 857.5                 | 125,000                                      |
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|              |             |  | 11*          | 1          | 35 ft                     | 853                   | 24,000                                       |
| 9            | 3.69        | AO Mixed Use, Streetscape                      | 12*          | 4          | 55 ft                     | 830                   | 223,000                                      |
| 10           | 2.37        | AO Park, Streetscape                           | -            | -          | -                         | -                     | -  |
| <b>Total</b> | <b>31.4</b> |  |              |            |                           |                       | <b>1,191,700</b>                             |

|   |                           |
|---|---------------------------|
| <b>Baseline for Determining Development Bonuses per Section 1.3.3</b> | <b>1,082,126</b>          |
| <b>Bonus area square footage</b>                                      | <b>109,574</b>            |
| <b>x 10% (Requirement per Section 2.5.3)</b>                          | <b>10,957</b>             |
|   | <b>(Approx. 11 units)</b> |

| Parcel | Garage No. | No. Levels | Garage Height (Includes Parapet) |
|--------|------------|------------|----------------------------------|
| 1      | 1          | 5          | 50 ft                            |
| 3      | 2          | 6.5        | 65 ft                            |
| 7      | 3          | 6.5        | 65 ft                            |
| 8      | 4          | 6          | 60 ft                            |
| 9      | 5          | 6          | 60 ft                            |

\*To include retail.  
\*\*The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (Height Limit Exceptions), which shall apply to the PUD.

**EXHIBIT C**

**UDG**  
Urban Design Group PC  
TX Registered Engineering Firm #11843  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

**T B G**  
Landscape Architects Planners  
1705 Guadalupe Street, Suite 500  
Austin, Texas 78701  
(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

**LAND USE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

**EXHIBIT C**

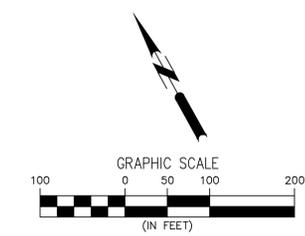
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

REVISED : SEPTEMBER 13, 2016



**LEGEND**

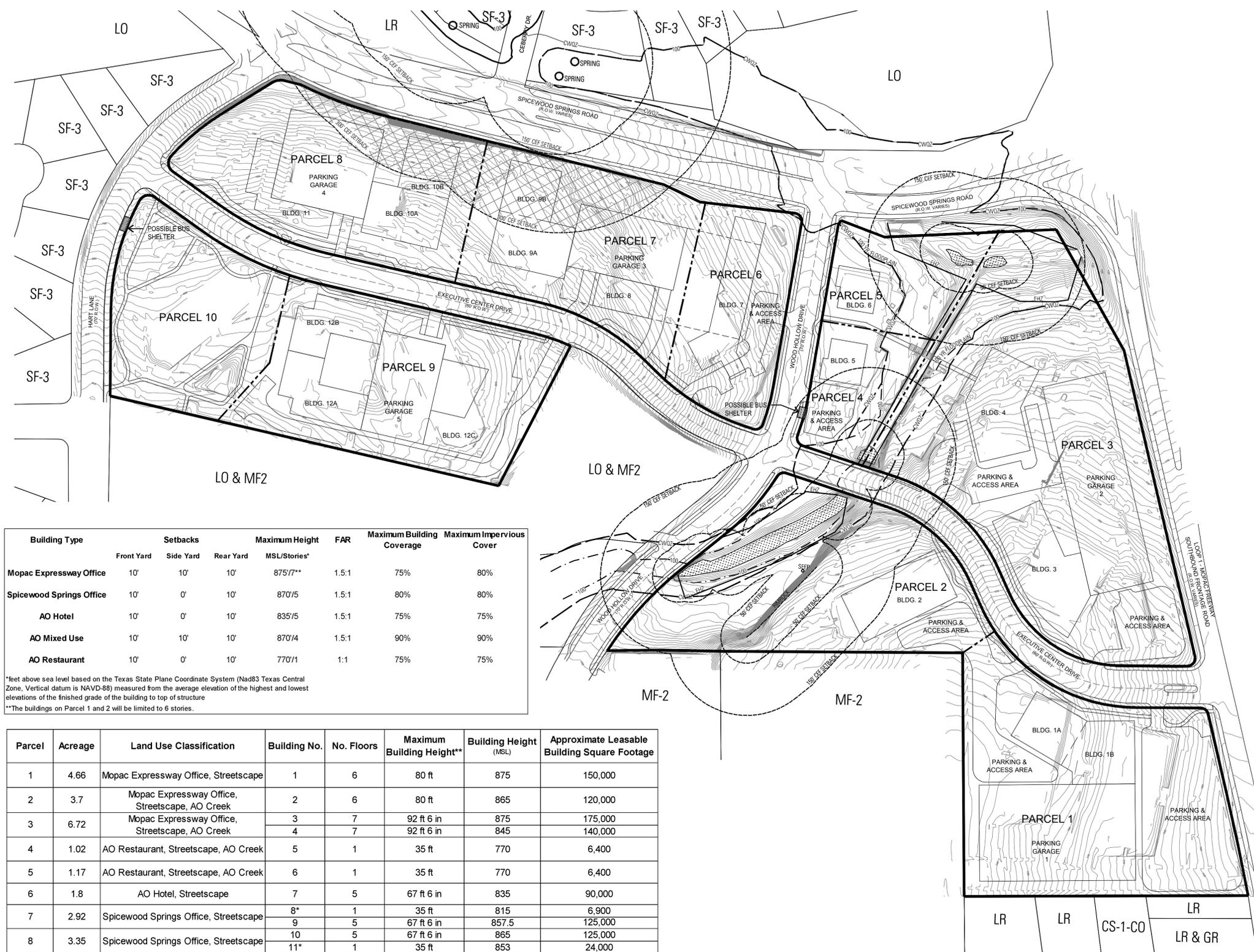
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|--------------|-------------|--|--------------|------------|---------------------------|-----------------------|--|
| 1            | 4.66        | Mopac Expressway Office, Streetscape           | 1            | 6          | 80 ft                     | 875                   | 150,000                                      |
| 2            | 3.7         | Mopac Expressway Office, Streetscape, AO Creek | 2            | 6          | 80 ft                     | 865                   | 120,000                                      |
| 3            | 6.72        | Mopac Expressway Office, Streetscape, AO Creek | 3            | 7          | 92 ft 6 in                | 875                   | 175,000                                      |
| 4            | 1.02        | AO Restaurant, Streetscape, AO Creek           | 4            | 7          | 92 ft 6 in                | 845                   | 140,000                                      |
| 5            | 1.17        | AO Restaurant, Streetscape, AO Creek           | 5            | 1          | 35 ft                     | 770                   | 6,400  |
| 6            | 1.8         | AO Hotel, Streetscape                          | 6            | 1          | 35 ft                     | 770                   | 6,400  |
| 7            | 2.92        | Spicewood Springs Office, Streetscape          | 7*           | 1          | 35 ft                     | 815                   | 6,900  |
| 8            | 3.35        | Spicewood Springs Office, Streetscape          | 8*           | 5          | 67 ft 6 in                | 857.5                 | 125,000                                      |
| 9            | 3.69        | AO Mixed Use, Streetscape                      | 9            | 5          | 67 ft 6 in                | 865                   | 125,000                                      |
| 10           | 2.37        | AO Park, Streetscape                           | 10           | 5          | 67 ft 6 in                | 865                   | 125,000                                      |
| 11*          | -           | -  | 11*          | 1          | 35 ft                     | 853                   | 24,000                                       |
| <b>Total</b> | <b>31.4</b> |  |              |            |                           |                       | <b>1,191,700</b>                             |

| Baseline for Determining Development Bonuses per Section 1.3.3 |  | 1,082,126          |
|--|--|--------------------|
| Bonus area square footage                                      |  | 109,574            |
| x 10% (Requirement per Section 2.5.3)                          |  | 10,957             |
|  |  | (Approx. 11 units) |

\*To include retail.  
 \*\*The maximum heights of buildings are subject to the exceptions in City Code Section 25-2-531 (Height Limit Exceptions), which shall apply to the PUD.

| Parcel | Garage No. | No. Levels | Garage Height (Includes Parapet) |
|--------|------------|------------|----------------------------------|
| 1      | 1          | 5          | 50 ft                            |
| 3      | 2          | 6.5        | 65 ft                            |
| 7      | 3          | 6.5        | 65 ft                            |
| 8      | 4          | 6          | 60 ft                            |
| 9      | 5          | 6          | 60 ft                            |

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 Austin Dallas Houston San Antonio

**AUSTIN OAKS PUD**  
**TOPOGRAPHY AND**  
**LAND USE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

**EXHIBIT K**

AUGUST 30, 2016

UDG JOB NO. 15-864

1"=100'

CASE NUMBER: C814-2014-0120

REVISED : SEPTEMBER 13, 2016

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| Tier I Requirement  | Compliance | Explanation   |
|---|------------|---|
| 1. Meet the objectives of the City Code.  | Yes.       | <p>The property is 31.4 acres located within an Urban Watershed and is situated at the intersection of a Highway and a Major Arterial, and consists of a dated and conventional office park with surface parking developed in the 1970's and 1980's. Due to its age and the intervening regional infill and development of the area, it is a prime candidate for redevelopment. As the result of a week-long design charrette facilitated by nationally recognized architect Doug Farr, at which representatives of various neighborhood associations as well as the City and other interested stakeholders participated and provided input, a balanced and cohesive plan was developed. The resulting plan reflects a walkable and multi-modal, mixed-use project integrating residential, retail, hotel, restaurant and parkland uses in addition to office use.</p>  |
| 2. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 than development under the regulations in the Land Development Code. | Yes.       | <p>The project will improve the natural environment by reducing the amount of impervious cover that presently exists on the site and is less than the amount that could be developed under existing entitlements. Additionally, such design allows a high percentage of Protected and Heritage trees to be preserved. The project will replace an outdated office project that has no water quality controls with a mixed-use project that provides water quality facilities and that provides public open space areas and uses. The project will remove approximately 1 acre of existing untreated surface parking lot impervious cover located in or immediately adjacent to the Critical Water Quality Zone and Critical Environmental Features and will provide some restoration as well as habitat enhancements to a creek and natural areas.</p> <p>The project provides enhancement of pedestrian and bicycle access to and throughout the site, including on-street bike lanes and development of a pedestrian "Heritage Trail" connecting the Neighborhood Park and creek, and preservation and enhancement of many of the existing Oak trees along most of Executive Center Drive.</p> <p>The project includes approximately 8.50 acres of on-site parkland, which will be improved in accordance with a plan developed during the charrette with neighborhood and City staff input (e.g. Neighborhood Park on Parcel 10 and Heritage Park on Parcel 8). More than 5.22 acres of on-site parkland are</p> |

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|  |      | within the AO Creek Plan.   |
| <p>3. Provide a total amount of open space that equals or exceeds 10% of the residential tracts, 15% of the industrial tracts, and 20% of the nonresidential tracts within the PUD, except that:</p> <p>a. A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and</p> <p>b. The required percentage of open space may be reduced for urban property with characteristic that make open space infeasible if other community benefits are provided.</p> | Yes. | <p>The project will provide open space equal to more than 35% of the Property's total area (approximately 11.01 acres of 31.4 acres), which exceeds the minimum open space requirements by 41%. This percentage exceeds the cumulative requirements of 10% of residential tracts and 20% of the nonresidential tracts within the PUD. Filtration areas are excluded from the calculation.</p> <p>A new Exhibit L has been added to the draft ordinance, which sets forth most of the open space that will be provided throughout the Property; however, Exhibit L only shows the primary open space areas and does not include additional open space areas within the Property between buildings, parking areas and streets -- all of which would further increase the overall open space. Exhibit L shows a minimum of 11.01 acres of open space, which is 41% more open space than is required.</p> |
| 4. Comply with the City's Planned Unit Development Green Building Program.   | Yes. | The project will comply with the requirements of the Austin Energy Green Building (AEGB) rating system using the applicable rating version in effect at the time a rating application is submitted for a building at a 2-Star Level.  |

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| <p>5. Be consistent with the applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations and compatible with adjacent property and land uses.</p> | <p>Yes.</p> | <p>The Property is not located within a City of Austin Neighborhood Planning Area nor a neighborhood conservation or combining district. The uses and design of the project are compatible with the surrounding properties and are based on design strategies, objectives and measures established by the neighborhood stakeholders and provided to the design team at the charrette.</p> <p>While the project is not fully compliant with all compatibility regulations, it is based on established urban design principles to create a unified context sensitive to the built environment that has lower heights in the areas closest to single family residential uses across Spicewood Springs Road and Hart Lane to minimize the impact on single family residential uses. In addition to this step-down plan, on-site parkland and open space is located along the western and northern edge of the project, closest to single family residential uses across Hart Lane and north of Spicewood Springs Road.</p> <p>The project will remove approximately 1.6 acres of existing untreated surface parking impervious cover located within the Critical Water Quality Zone and CEF buffers.</p> <p>The project is designed to utilize far less impervious cover than (a) is located on the site in its existing condition (proposed 58% versus existing 66%) and (b) is available under existing zoning and watershed rules (proposed 58% versus 70/90%).</p> <p>As part of the charrette outcome, it was determined that additional impervious coverage with the buildings on the updated plan was more compatible with the adjacent neighborhood to less impervious cover with the taller buildings, as submitted in the initial proposals for the project.</p> |
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| <p>6. Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography and the natural and traditional character of the land.</p> | <p>Yes.</p> | <p>The updated plan as submitted includes a Park Plan, Creek Plan, a Streetscape Plan, a Tree Plan, and an Open Space Plan which provide for environmental preservation and protection of open space and greenbelt areas throughout the development, and pedestrian linkages that are designed around the natural features and the existing Oaks along Executive Center Drive.</p> <p>The project is designed to preserve a meaningful number of the Heritage trees on the site, and the updated plan additionally preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed.</p> <p>The Property currently has no water quality controls and has impervious cover such as surface asphalt parking areas within the Critical Water Quality Zone. The updated plan as submitted will provide water quality controls and will remove impervious cover from the Critical Water Quality Zone. Impervious cover will also be removed around tree critical root zones, and trees and landscaping will be featured and protected along the Heritage Trail, as shown on the exhibits to the submittal.</p> <p>The PUD designates three types of Critical Environmental Features, a Rimrock, Wetlands and Seep, and provides for a minimum 50-foot buffer from each feature. Existing surface parking lot impervious cover will be removed from the 50' buffer designation.</p> <p>There is approximately 2.2 acres of impervious cover within the floodplain, CWQZ and CEF buffers. The proposed redevelopment plan calls for a reduction of approximately 1.6 acres of impervious cover.</p> |
| <p>7. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service and police facilities.</p>  | <p>Yes.</p> | <p>Based on City of Austin record data, sufficient infrastructure exists on the Property, with the exception of a water line that would need to be enlarged at the site plan phase; this would be done at the owner's expense.</p> <p>In addition to paying a pro rata share for future traffic improvements, traffic mitigation measures also include specific improvements at nearby intersections such as Hart Lane and Spicewood Springs Road.</p>   |

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|  |             | <p>The Park Plan contains 2.37 acres, which currently comprise an office building and surface parking, and will be redeveloped as a Neighborhood Park as provided in the Park Plan at the developer's cost of approximately \$1,546,500 before it is deeded to the City; this money can also be used to redevelop the Heritage Park located on Parcel 8. The Creek Plan will also have more than 5 acres of public parkland. The Heritage Trail will provide pedestrian connectivity between these two park destinations.</p>  |
| <p>8. Exceed the minimum landscaping requirements of the City Code.</p>  | <p>Yes.</p> | <p>The project will exceed the minimum landscaping requirements of the Code and require the utilization of native and adaptive species and non-invasive plants per the Grow Green Program. Specifically, at least 75% of the total plant material planted, exclusive of turf and land within dedicated Parkland, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants. An Integrated Pest Management program will be implemented following the guidelines developed by the Grow Green Program in order to limit the use of pesticides on site.</p> <p>In addition, the owner will increase the requirements set forth in Section 2.4.1(D) of the Environmental Criteria Manual related to Street Yard Trees to provide the following:</p> <ul style="list-style-type: none"> <li>•75% of the street trees planted from the Preferred Plan List, rather than 60%;</li> <li>•Planted street trees will be no less than 8 feet in initial height, rather than 6 feet;</li> <li>•Planted street trees will be no less than 3 inch caliper measured at six inches above grade, rather than 1.5 inch caliper;</li> <li>•No more than 30% of planted street trees will be from the same species, rather than 50%.</li> </ul> |
| <p>9. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways.</p> | <p>Yes.</p> | <p>The project is situated in close proximity to entrance/exit point of the MoPac Expressway Managed Lane, currently under construction, allowing access into and out of the areas served by MoPac.</p> <p>The Imagine Austin Plan designates the adjacent Mopac/Anderson Lane intersection as a "High Capacity Transit Stop". Additionally, a Metro Rapid station is located at Anderson Lane east of Mopac, and on-street bicycle lanes are located along Spicewood Springs, Hart Lane, and Wood Hollow</p>  |

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|  |                 | <p>Drive allowing direct access to the Metro Rapid Bus Station.</p> <p>Currently, Executive Center Drive does not provide bike lanes; the redevelopment plan includes on-street bicycle lanes for Executive Center Drive.</p> <p>The cross-section of the Heritage Trail along Executive Center Drive illustrates the focus on pedestrian orientation; and separated sidewalks along other portions of the streets, along with dedicated bike lanes on Executive Center Drive, reflect a high level of connectivity for bicyclists, pedestrians, and drivers. Additionally, a pedestrian walk and bridge will be built before conveyed to the City in order to provide connectivity across the creek.</p> <p>An updated TIA has been completed for the updated plan and will be reviewed by staff to determine appropriate (and proportional) transportation improvements needed in the area.</p> |
| 10. Prohibit gated roadways.   | Yes.            | No gated public roadways will be permitted within the PUD   |
| 11. Protect, enhance and preserve the areas that include structures or sites that are of architectural, historical, archaeological or cultural significance. | Not Applicable. | The property does not have any known architectural, historical or archeological areas of significance.  |
| 12. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.              | Yes.            | The project is over 31 acres and exceeds the 10 acre requirement.   |

Austin Oaks  
Tier 1 & Tier 2 Compliance

| Tier II Requirement  | Compliance        | Explanation  |
|--|-------------------|--|
| <b>Tier I - Additional PUD Requirements for a mixed use development</b>  | <b>Compliance</b> | <b>Explanation</b>   |
| 1. Comply with Chapter 25-2, Subchapter E ( <i>Design Standards and Mixed Use</i> )  | Yes.              | The plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance that is responsive to the existing site conditions and incorporate and account for the environmental features. The mixed use design standards developed during the design charrette are reflected in the Land Use Plan and accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions, given the existing environmental constraints and preservation of trees. |
| 2. Inside the Urban Roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 ( <i>Design Standards and Mixed Use</i> ), comply with the sidewalk standards in Section 2.2.2, Subchapter E, Chapter 25-2 ( <i>Core Transit Corridor Sidewalk and Building Placement</i> ). | Yes.              | The updated plan substantially complies with the intent of the Commercial Design Standards and reflects alternative equivalent compliance to obtain full compliance, as developed during the design charrette and reflected in the Land Use Plan and required by the accompanying exhibits. In fact, the Land Use Plan and the exhibits reflect what is believed to be a superior approach to planting zones, clear zones, and building placement appropriate for the site conditions, given the existing environmental constraints.   |
| 3. Contain pedestrian oriented uses as defined in Section 25-2-691(C) ( <i>Waterfront Overlay District Uses</i> ) on the first floor of a multi-story commercial or mixed use building.  | Yes.              | The updated plan allows pedestrian-oriented uses on the ground floor of buildings fronting on Executive Center Drive and the pedestrian Heritage Trail, and has designated specific retail spaces fronting or combined into parking garages along Executive Center Drive and within the Mixed Use Parcel.  |

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| <p>1. Open Space – Provide open space at least 10% above the requirements of Section 2.3.1.A (<i>Minimum Requirements</i>). Alternatively, within the Urban Roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.</p> | <p>Yes.</p> | <p>35% of gross site area (more than 11 acres) is proposed as open space, which is 41% more open space than required per Tier 1 regulations for residential and commercial uses (3 acres more than required). The Property is within the Urban Roadway boundary and the owner will provide bike lanes, pedestrian paths, and sidewalks throughout -- see Land Use Plan and Streetscape Plan.</p> <p>A new Exhibit L has been added to the draft ordinance, which sets forth most of the open space that will be provided throughout the Property; however, Exhibit L only shows the primary open space areas and does not include additional open space areas within the Property between buildings, parking areas and streets -- all of which would further increase the overall open space. Exhibit L shows a minimum of 11.01 acres of open space, which is 41% more open space than is required.</p> <p>Exhibit G has been further revised to show that a total of 8.50 acres of Park space will be dedicated and available to the public; however, the credited parkland is 5.34 acres which is what would be required for 250 multifamily units and 100 hotel rooms (actual required amount would be 4.79 acres under the current code; under the parkland dedication requirements that applied at the time the rezoning application was filed, the parkland dedication amount is 2.125 acres). A portion of the dedicated property that is located between the 50' and 150' setback from a CEF and currently includes surface parking will be reclaimed and restored to provide an area that may be used for park improvements under Section 25-8-25 (Redevelopment provision of the Code). Moreover, the owner is also contributing \$1,546,500, which is 5x more than would be required if the owner paid a fee-in-lieu for the parkland dedication requirement under the current ordinance.</p> <p>Restoration and enhancement of the drainageways within the PUD shall be provided in accordance with the Creek Plan.</p> |
| <p>2. Environment/Drainage<br/>a</p>  | <p>Yes.</p> | <p>Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p> <p><b>Reason:</b> Because this is an existing development with structures built in the 1970s and 1980s, the owner will redevelop pursuant to current code provision Section 25-8-25 of the City Code applied on an overall basis, which requires the level of water quality treatment prescribed by current regulations. The owner is not</p>   |

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|   |     | asserting entitlement to follow older code provisions.  |
| b | No  | <p>Provides water quality controls superior to those otherwise required by code.</p> <p><b>Reason:</b> The site currently has <i>NO</i> water quality treatment facilities and currently has a considerable amount of impervious cover within the Critical Water Quality Zone and within CEF buffers. The redevelopment will provide water quality facilities meeting current code and remove existing surface parking within the CWQZ that would not be required under current code.</p>   |
| c | No  | <p>Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p> <p><b>Reason:</b> The opportunity to use green water quality controls is explicitly provided for; however, the site conditions - including tree preservation and topography - make it impossible to commit to such a benchmark without full site plan engineering and substantial regrading of the site.</p>  |
| d | N/A | <p>Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p> <p><b>Reason:</b> Off-site areas do not readily drain to areas of the site that would allow for capture by proposed site water quality ponds. Other environmental Tier II factors have been achieved.</p>   |
| e | Yes | <p>Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.</p> <p><b>Reason:</b> Impervious cover is limited to (58%) for the entire Property and is calculated on an aggregate (i.e., entire site) basis. The updated plan reduces impervious cover by more than 5% below the maximum otherwise allowed by the Code; the maximum impervious cover otherwise allowed under the current code is 66%.</p> <p>In addition, impervious cover within the portion of the PUD located within 300 feet of the existing off-site springs as shown on Exhibit C (Land Use Plan) shall be limited to 50%.</p> |

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| f | N/A  | Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.  |
| g | No<br><br>See<br>Additional<br>Benefit of<br>laying back<br>the creek. | Provides volumetric flood detention as described in the Drainage Criteria Manual.<br><br><b>Reason:</b> The Owner has agreed to a minimum of 20,000 cubic feet of detention either by laying back a portion of the West side of the unnamed creek bank on Parcels 4 and 5, or creating a dual-use detention/parkland area within the AO Creek Boundary on the East side of the unnamed creek bank; either of which will create flood detention. See Additional Benefit below.<br><br>An updated AO Creek Plan includes the layback area.  |
| h | No   | Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.  |
| i | Yes  | Proposes no modifications to the existing 100-year floodplain.  |
| j | Yes  | Uses natural channel design techniques as described in the Drainage Criteria Manual.<br><br><b>Reason:</b> An Erosion Hazard Zone report has been provided which establishes that the natural channel was originally reconfigured to its current embankment condition. "Natural channel design techniques" are proposed to partially re-establish and improve the channel character.  |
| k | Yes  | Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.<br><br><b>Reason:</b> Construction within the CWQZ and the CEF Buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan for each site plan for Parcels 2, 3, 4 and 5 shall be submitted to the City for review and approval if it complies with the following: (i) Planting and seeding pursuant to the Standard Specification 609S, and (ii) Revegetation adequate to achieve a score of "Good (3)" at maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Helath": Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography. The identified Zone 1 Parameters shall apply to all restored areas |

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|   |                   | within the CWQZ and CEF buffers. The restoration plan may accommodate a trail or other permitted park improvements. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to Standard Specification 609S..  |
| l | Yes               | Removes existing impervious cover from the Critical Water Quality Zone.<br><br><b>Reason:</b> There is approximately 2.2 acres of impervious cover within the floodplain, CWQZ and CEF buffers. The proposed redevelopment plan calls for a reduction of approximately 1.6 acres of impervious cover.   |
| m | Yes, as modified. | Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.<br><br><b>Reason:</b> The owner will preserve 75% of all of the native caliper inches (1 inch or greater) and will preserve 75% of the total caliper inches of protected and heritage trees together. In addition, the updated plan preserves more than 7,000 caliper inches of trees less than 8" caliper, which could otherwise be removed.   |
| n | No                | Tree plantings use Central Texas seed stock native and with adequate soil volume.<br><br><b>Reason:</b> Given the number of trees on the site, as staff noted, it would be very difficult (if not impossible in many cases) to achieve the increased standards that the City has suggested for soil volume without damaging the critical root zone of preserved trees. In the conditions on this site, the City's suggested soil volume would necessitate root ball intrusion among the preserved trees.  |
| o | Yes, as modified. | Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.<br><br><b>Reason:</b> Although no removal of the current impervious cover would otherwise be required under Section 25-8-25 - even in the waterway and CEF buffers -- there is a 95% reduction of impervious cover in the CWQZ (the only proposed impervious cover in the redevelopment plan are sidewalks to a pedestrian bridge), a 58% reduction in impervious cover within the rimrock/seep setback, and a 74% reduction of impervious cover within the wetland setback. |
| p | Yes               | Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.<br><br><b>Reason:</b> One objective of the Design Charrette was to find a way to reduce   |

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|   |                    | <p>impervious cover and create open space (in this case 41% more open space than required). In order to achieve the park space, Heritage Trail, and Creek area, the redevelopment was clustered. For example, the redevelopment plan has focused the most significant redevelopment density in areas closer to MoPac frontage. In addition, areas that would otherwise be opportune for redevelopment will remain either open space or be credited as parkland; especially the more than 1 acre reduction of impervious cover within the CEF buffers.</p> <p>In addition, impervious cover within the portion of the PUD located within 300 feet of the existing off-site springs as shown on Exhibit C (Land Use Plan) shall be limited to 50%.</p> |
| q | No.                | Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.  |
| r | No.                | <p>Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.</p> <p><b>Reason:</b> The majority of the paved areas - such as the Heritage Trail - will be dedicated to the public and will be multi-use paths and would not be appropriate for porous pavement; park trails in the Neighborhood Park and Creek area constructed by the Owner are proposed as low-maintenance concrete paving.</p>   |
| s | No.                | Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.   |
| t | No.                | Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.   |
| u | Additional Benefit | Additionally, the project prohibits uses that may contribute air and water quality pollutants (e.g., Automotive Repair Services, Automotive Washing (except as accessory use to office)), which are otherwise presently permitted uses under the existing zoning and other regulations.  |
| v | Additional Benefit | The Owner has agreed to provide a minimum of 20,000 cubic feet of detention storage prior to and as a condition precedent for the issuance of a permanent Certificate of Occupancy for the building(s) to be constructed on the last of Parcel 4 or Parcel 5 to be developed. The Owner has agreed to lay back a portion of the West side of the unnamed creek bank on Parcels 4 and 5, which will create additional flood detention within the existing "Koger" pond as simulated in the City's   |

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|   |             | <p>hydrologic model. The expectation is that potentially up to 43,000 cubic feet of detention may be provided as a result of the creek lay back plan. The total amount of flood detention is unknown and depends on whether the firmly situated rock that lies beneath the surface deposits of soil, alluvium, rock fragments and fill can be readily removed without breaking the rock by blasting, air tool (hoe ram or jackhammer) or other destructive mechanical means. If the Owner is unable to achieve a minimum of 20,000 cubic feet of additional detention by laying back the West side of the unnamed creek bank, the Owner will create a dual-use detention/parkland area within the AO Creek Boundary on the East side of the unnamed creek bank such that at least a total of 20,000 cubic feet of detention is provided between the lay back on the West side and the detention/parkland area on the East side of the unnamed creek.</p> <p>Each site plan must show no-adverse impact downstream for the 2, 10, 25 and 100-year storm events down to the confluence with Shoal Creek, based on a PUD-wide analysis; however, for purposes of any drainage analysis or evaluation, the entire PUD Property will be considered a single site for the drainage analysis and such drainage analysis will utilize the existing impervious cover of the PUD Property as the underlying benchmark, which is 66% of the gross site area.</p> |
| <p>3. Community Amenities – Provides community or public amenities, which may include space for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.</p> | <p>Yes.</p> | <p>The updated plan provides a minimum of 11 acres of open space. Parcel 10 will be redeveloped as a neighborhood park as provided in the Park Plan at the developer's cost before it is deeded to the City. Parkland is distributed through the redevelopment plan to encourage community use. Additionally, a variety of multimodal connections (including proposed bus shelters) promote access to the parkland.</p>   |
| <p>4. Transportation – Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation</p>  | <p>Yes.</p> | <p>The proposed on-site and off-site improvements for the project include enhancing pedestrian and bicycle access to and through the site, including the development of a pedestrian Heritage Trail linking Hart Lane to Wood Hollow as reflected in the Streetscape Plan and the Tree and Landscaping Plan to highlight and preserve the oak trees along most of Executive Center Drive. Dedicated on-street bike lanes will be provided along the length of Executive Center Drive to connect to existing bike lanes along Hart Lane and Wood Hollow Dr.</p>  |

Austin Oaks  
Tier 1 & Tier 2 Compliance  
September 1, 2016

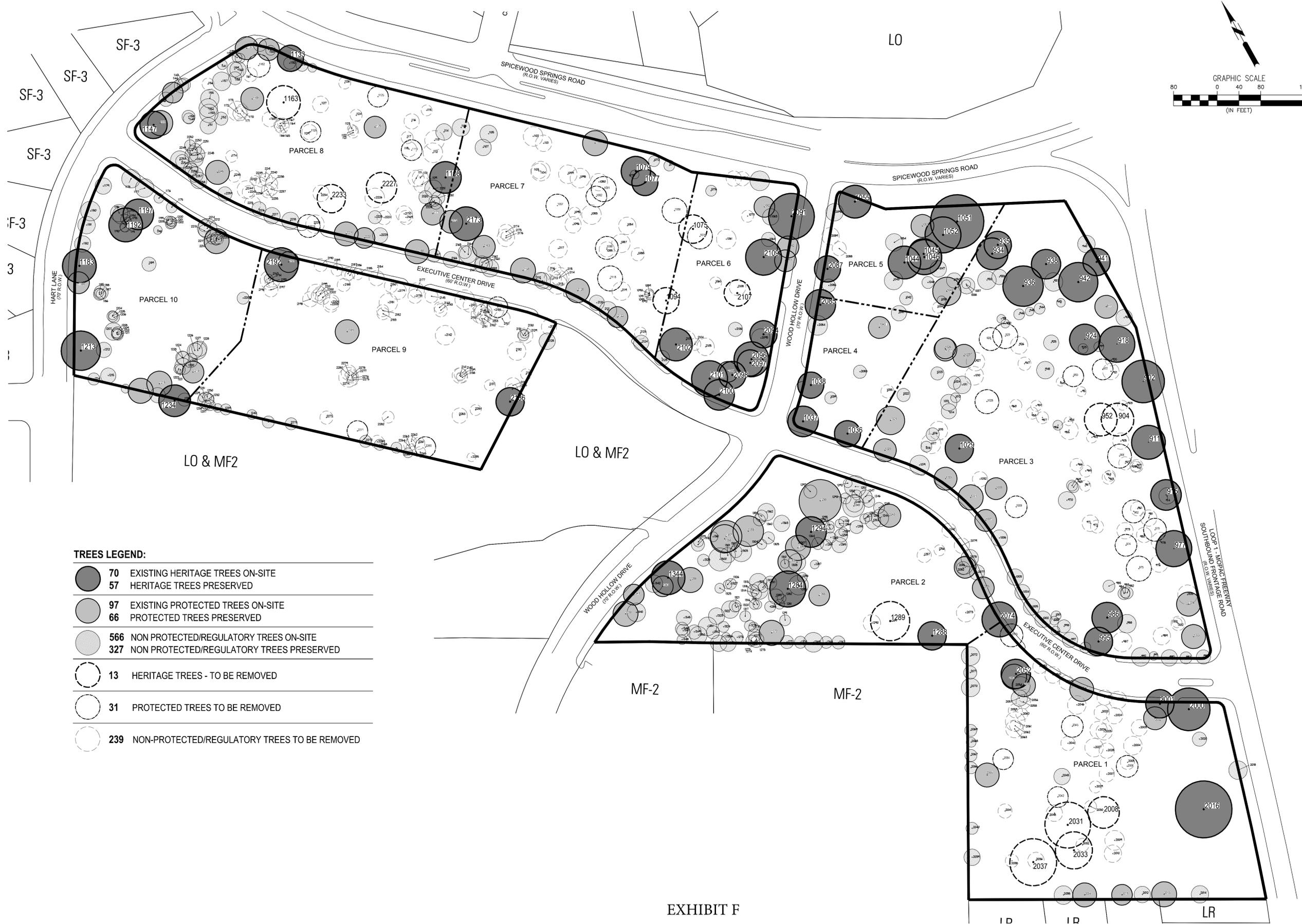
|  |             |   |
|--|-------------|---|
| <p>features not required by code.</p>  |             | <p>The Cross-section of the “Heritage Trail” within the Streetscape Plan along Executive Center Drive illustrates the pedestrian orientation promoted within the development. In addition, separated pedestrian walks along other portions of the streets as well as the pedestrian bridge and trails shown in the Creek Plan will provide a high level of connectivity for pedestrians and bicyclists. Bus stops are designated at Wood Hollow Drive and Executive Center Drive, and Hart Lane and Executive Center Drive, subject to Capital Metro necessity and approval.</p> <p>The multi-modal routes promote accessibility to public destinations within the updated plan.</p>  |
| <p>5. Affordable Housing – Provides for affordable housing or participation in programs to achieve affordable housing.</p> | <p>Yes.</p> | <p>The project will comply with Planned Unit Development regulations for affordable housing. Participation will be provided with on-site units. 5% of the residential units as a Tier 2 item and 5% of the units for purposes of tier 3, for a total of 10% of the residential units to households whose income is 80 percent or below the median family income of the Austin metropolitan statistical area for ownership units and 60 percent or below the Austin metropolitan statistical area for rental units.</p> <p>Sales or leases of residential units to households in which one of the members is employed by the Austin Independent School District, so long as their income does not exceed 120 percent of the median family income of the Austin metropolitan statistical area for ownership units or rental units, as applicable, shall be considered to be affordable units for purposes of complying with the affordable housing requirements; however, not more than 50% of the total of the required number of affordable units may be such sales or leases to employees of the Austin Independent School District.</p> |

## EXHIBIT E

Austin Oaks PUD  
Zoning related Code Modifications

### Proposed Code Modifications

1. Section 25-6-477 (*Bicycle Parking*) for office, residential, and hotel uses;  
*Reducing the required 50% of bicycle parking to be within 50 feet of entrances to 20%.*
2. Section 25-2-1008(A)(1) (*Irrigation Requirements*);  
*8.49 acres of parkland and public space will remain undisturbed across the site to meet the 50% of total required landscaped to be undisturbed with no potable irrigation.*
3. Section 25-2-1062 (*Height Limitations and Setbacks for Small Sites*);  
Removing Compatibility..
4. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*);  
Removing Compatibility.
5. Section 25-2-1065 (*Scale and Clustering Requirements*);  
Massing and scale requirements related to other buildings and design criteria.
6. Subchapter E (*Design Standard and Mixed Use*) Section 2.2 (*Relationship of Buildings to Streets and Walkways*);  
Modified to keep existing trees and avoid environmental features.
7. Subchapter E (*Design Standard and Mixed Use*) Section 2.3 (*Connectivity*);  
Modified to keep existing trees and avoid environmental features.
8. Subchapter E (*Design Standard and Mixed Use*) Section 2.4 (*Building Entryways*);  
Modified to keep existing trees and avoid environmental features.
9. Subchapter E (*Design Standard and Mixed Use*) Section 3.2 (*Glazing and Facade Relief Requirements*) shall not apply to the AO Hotel Parcel 6 or the AO Mixed-use/Multifamily Parcel 9;
10. Subchapter E (*Design Standard and Mixed Use*) Article 4 (*Mixed Use*);  
Modified to keep existing trees and avoid environmental features



**TREES LEGEND:**

|  |     |  |
|--|-----|--|
|  | 70  | EXISTING HERITAGE TREES ON-SITE              |
|  | 57  | HERITAGE TREES PRESERVED                     |
|  | 97  | EXISTING PROTECTED TREES ON-SITE             |
|  | 66  | PROTECTED TREES PRESERVED                    |
|  | 566 | NON PROTECTED/REGULATORY TREES ON-SITE       |
|  | 327 | NON PROTECTED/REGULATORY TREES PRESERVED     |
|  | 13  | HERITAGE TREES - TO BE REMOVED               |
|  | 31  | PROTECTED TREES TO BE REMOVED                |
|  | 239 | NON-PROTECTED/REGULATORY TREES TO BE REMOVED |

**UDG**  
 Urban Design Group PC  
 TX Registered Engineering Firm #1343  
 3660 Stoneridge Road  
 Suite E101  
 Austin, TX 78746  
 512.347.0040

**T B G**  
 Landscape Architects Planners  
 1705 Guadalupe Street, Suite 500  
 Austin, Texas 78701  
 (512) 327-1011 Fax: (512) 327-0488  
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
 TREE PLAN

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT J

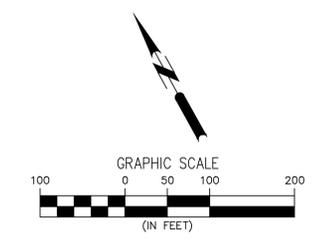
AUGUST 30, 2016

UDG JOB NO. 15-864

1"=80'

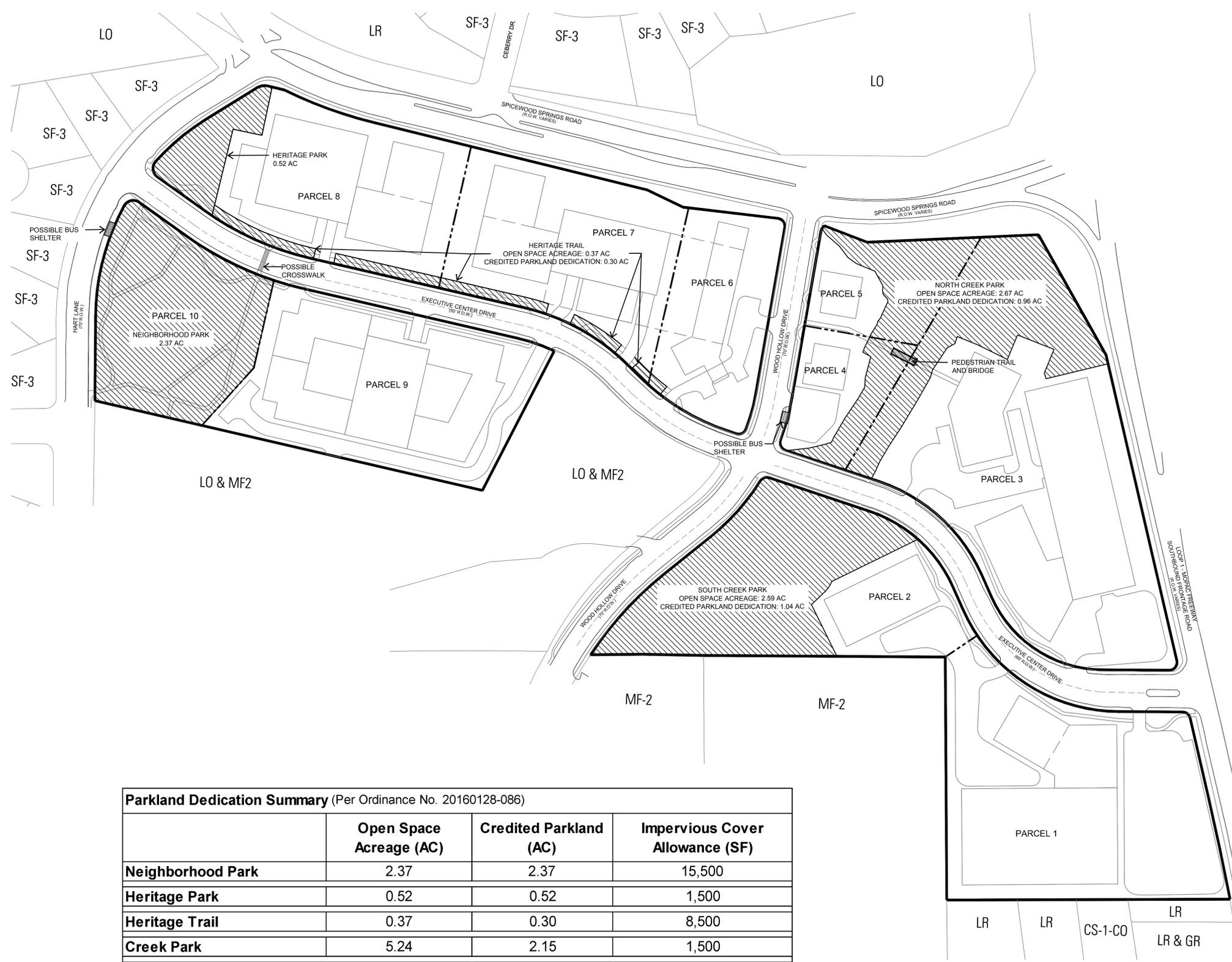
CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864



**LEGEND**

PARKLAND DEDICATION



**Parkland Dedication Summary** (Per Ordinance No. 20160128-086)

|                          | Open Space Acreage (AC) | Credited Parkland (AC) | Impervious Cover Allowance (SF) |
|--------------------------|-------------------------|------------------------|---------------------------------|
| <b>Neighborhood Park</b> | 2.37                    | 2.37                   | 15,500                          |
| <b>Heritage Park</b>     | 0.52                    | 0.52                   | 1,500                           |
| <b>Heritage Trail</b>    | 0.37                    | 0.30                   | 8,500                           |
| <b>Creek Park</b>        | 5.24                    | 2.15                   | 1,500                           |
| <b>Total</b>             | <b>8.50</b>             | <b>5.34</b>            | <b>27,000*</b>                  |

\*Impervious Cover Not to Exceed 27,000 SF overall and may be allocated in any of the parkland areas.

- Notes:
- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park).
  - Bus shelter subject to Capital Metro need and approval.
  - The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.
  - Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

**UDG**  
Urban Design Group PC  
TX Registered Engineering Firm #1-1843  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

**T B G**  
Landscape Architects Planners  
1705 Guadalupe Street, Suite 500  
Austin, Texas 78701  
(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD

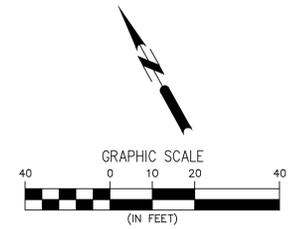
**AO PARK PLAN AND PARK SPACE**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT G  
PAGE 1 OF 2  
AUGUST 30, 2016  
UDG JOB NO. 15-864  
1"=100'  
CASE NUMBER: C814-2014-0120

**EXHIBIT G**

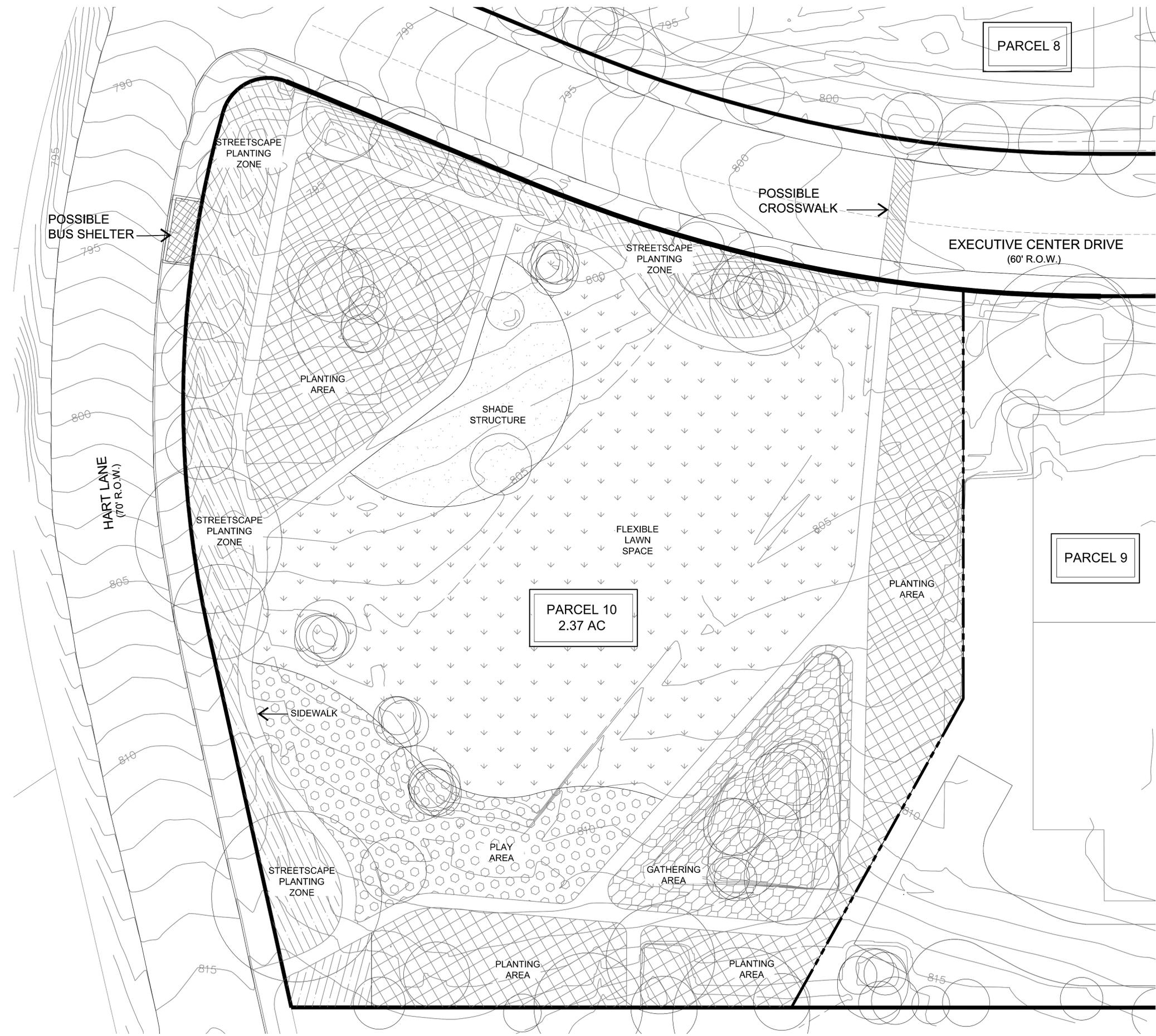
REVISED : SEPTEMBER 13, 2016



PARCEL 8

PARCEL 9

PARCEL 10  
2.37 AC



Notes:

- The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park and provide improvements prior to deeding the Parcel 10 property to the City as a city parkland and with the approval of the City of Austin; after the redevelopment of the neighborhood Park on Parcel 10, if the cost did not exceed \$1,546,500, the remaining amount may be used toward redeveloping the Heritage Park on Parcel 8. Parkland dedication requirements set forth herein shall satisfy all parkland requirements of the City with respect to the PUD, including parkland dedication and parkland development fees. A portion of the improvement expenditures may be spent on placing of a historic marker or interpretive signage on Parcel 10 and Parcel 8 (within the Heritage Park).
- Bus shelter subject to Capital Metro need and approval.
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- Per 25-8-63(C), multi-use trails on the parkland and trail easements shall be excluded from impervious calculations.

**UDG**  
 Urban Design Group PC  
 TX Registered Engineering Firm #11843  
 3660 Stoneridge Road  
 Suite E101  
 Austin, TX 78746  
 512.347.0040

**T B G**  
 Landscape Architects Planners  
 1705 Guadalupe Street, Suite 500  
 Austin, Texas 78701  
 (512) 327-1011 Fax: (512) 327-0488  
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
 AO PARK PLAN  
 AND PARK SPACE

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT G  
 PAGE 2 OF 2  
 AUGUST 30, 2016

UDG JOB NO. 15-864  
 1"=20'

REVISED : SEPTEMBER 13, 2016



## MEMORANDUM

**TO:** Jerry Rusthoven, Planning and Zoning Department Manager

**FROM:** Ricardo Soliz, Division Manager  
Parks and Recreation Department

**DATE:** August 30, 2016

**SUBJECT:** Austin Oaks Planned Unit Development (PUD)

A PUD district provides greater design flexibility by permitting modifications of site development regulations. The code reads that the purpose of the PUD is to “*preserve the natural environment, encourage high quality development and innovative design and ensure adequate public facilities and services for development within the PUD.*”

The Parks and Recreation Department finds that the Austin Oaks PUD is superior to traditional zoning as it pertains to parks. The following items contribute to the superiority:

- The parkland being provided is 11.3% higher than required by the **2016** Parkland Dedication ordinance and 100% of the neighborhood park acres is level and suitable for open play.  
**Credited Parkland owed = 4.8 acres; Credited Parkland provided = 5.34 acres**
- The Neighborhood Park will be developed by the applicant in an amount of \$1,546,500. This amount is \$5,155 per unit, 15 times more than the current \$317 per unit park-development fee required in 25-1-606. Additional funds will be spent to connect the park areas with trails.
- The plan to develop the neighborhood park will receive staff and neighborhood input and be presented to the Parks and Recreation Board for approval to ensure ample public involvement.

If you need further information, contact me at 974-9452.

## EXHIBIT I

**From:** [James, Scott](#)  
**To:** [Moore, Andrew](#)  
**Cc:** [Befit, Andre](#); [Barua, Upal](#); [Hector Tamez](#); [Mahendran Thivakaran](#); [Linseisen, Andrew](#)  
**Subject:** Austin Oaks TIA - status  
**Date:** Thursday, September 01, 2016 12:33:07 PM

---

Andy,

I have spoken with ATD (and also asked for comment from TxDOT) and my understanding is that the TIA is close to being approved, pending the final revisions and discussions of the proposed mitigation.

No one has identified any reason to postpone discussion of this application before the Environmental Commission.

ATD and TxDOT, please confirm my understanding is correct and that you have no outstanding traffic review questions that would preclude sending this to the EV Board?

Thanks kindly,

Scott

Scott A. James, P.E., PTOE  
Land Use Review | Transportation  
Development Services Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Desk line (512) 974 – 2208

**From:** [Bollich, Eric](#)  
**To:** [Moore, Andrew](#)  
**Cc:** [Barua, Upal](#); [Betit, Andre](#)  
**Subject:** RE: Austin Oaks TIA - status  
**Date:** Friday, September 02, 2016 9:52:35 AM  
**Attachments:** [image001.png](#)

---

Andy,

ATD has completed its review of the TIA, which identified traffic impacts and proposed necessary improvements to address these impacts.

Fiscal participation from the applicant still needs to be confirmed. Construction costs for improvements will be checked against the Rough Proportionality determination for this project.

Eric

---

**Eric Bollich, P.E., PTOE**  
Managing Engineer  
Traffic Engineering Division  
Austin Transportation Department  
3701 Lake Austin Boulevard  
Austin, TX 78703  
(512) 974-7767  
[eric.bollich@austintexas.gov](mailto:eric.bollich@austintexas.gov)

---

**From:** Moore, Andrew  
**Sent:** Thursday, September 01, 2016 4:03 PM  
**To:** Bollich, Eric <[Eric.Bollich@austintexas.gov](mailto:Eric.Bollich@austintexas.gov)>  
**Subject:** FW: Austin Oaks TIA - status

Hi Eric,

I'm the case manager for Austin Oaks and the case is going to the Environmental Commission Sept 7<sup>th</sup>. I need to complete my report by Noon tomorrow. I need a concurrence statement from ATD that the TIA response is for the most part complete except for the fiscal participation discussion/negotiation. Andre is out so I'm hoping you can provide it.

Thanks,

Andy

Andrew Moore  
Senior Planner  
City of Austin – Planning & Zoning Dept  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78704  
512-974-7604  
[www.austintexas.gov](http://www.austintexas.gov)

---

**From:** Hector Tamez [<mailto:Hector.Tamez@txdot.gov>]

**Sent:** Thursday, September 01, 2016 1:20 PM  
**To:** James, Scott; Moore, Andrew  
**Cc:** Betit, Andre; Barua, Upal; Mahendran Thivakaran; Linseisen, Andrew  
**Subject:** RE: Austin Oaks TIA - status

We just have the attached minor comments.



Hector R. Tamez, P.E. | Transportation Engineer  
Traffic Operations - Austin District  
7901 N IH 35, Austin, TX 78753  
Phone: (512) 832-7143 | Email: [Hector.Tamez@txdot.gov](mailto:Hector.Tamez@txdot.gov)

---

**From:** James, Scott [<mailto:Scott.James@austintexas.gov>]  
**Sent:** Thursday, September 01, 2016 12:33 PM  
**To:** Moore, Andrew  
**Cc:** Betit, Andre; Barua, Upal; Hector Tamez; Mahendran Thivakaran; Linseisen, Andrew  
**Subject:** Austin Oaks TIA - status

Andy,

I have spoken with ATD (and also asked for comment from TxDOT) and my understanding is that the TIA is close to being approved, pending the final revisions and discussions of the proposed mitigation.

No one has identified any reason to postpone discussion of this application before the Environmental Commission.

ATD and TxDOT, please confirm my understanding is correct and that you have no outstanding traffic review questions that would preclude sending this to the EV Board?

Thanks kindly,

Scott

Scott A. James, P.E., PTOE  
Land Use Review | Transportation  
Development Services Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Desk line (512) 974 – 2208





**From:** [Hector Tamez](#)  
**To:** [jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com); [James, Scott](#); [Betit, Andre](#); [Barua, Upal](#); [Aubert, Nathan](#); [Borkar-Desai, Dipti](#)  
**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com); [Mahendran Thivakaran](#); [Lloyd Chance](#); [Joseph Muck](#); [David Baroi](#); [Richard Garcia](#); [Heather Ashley-Nguyen](#)  
**Subject:** RE: Austin Oaks TIA  
**Attachments:** [image001.png](#)

---

Jeff/City of Austin Personnel,

Mahendran Thivakaran and I had a phone conversation with Jeff Whitacre to go over pending TxDOT Traffic Section comments on August 25, 2016. We agreed what improvements would be built on TxDOT ROW at 100% developer's cost and that the rest of their pro-rata share would be used by the City of Austin on other improvements. We agree with Jeff's summary below but have the following comments:

- Point number 2 – Please provide a layout of proposed deceleration lane showing that it is maximized. (Show Certified Heritage Tree Locations).
- Point number 4 – Coordinate with Mopac Express Lane project coordinator (Lloyd Change 512-832-7266) for Shared Use Path.
- North Travis Area Office may have additional comments
- If conditions change TxDOT has the right to amend comments

Thank you,

TxDOT\_Logo\_Email\_Signature



Hector R. Tamez, P.E. | Transportation Engineer  
Traffic Operations - Austin District  
7901 N IH 35, Austin, TX 78753  
Phone: (512) 832-7143 | Email: [Hector.Tamez@txdot.gov](mailto:Hector.Tamez@txdot.gov)

---

**From:** [jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com) [mailto:[jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com)]  
**Sent:** Thursday, August 25, 2016 3:31 PM  
**To:** Hector Tamez; Mahendran Thivakaran  
**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com)  
**Subject:** RE: Austin Oaks TIA

Hector –

Thank you for your time today to discuss the comments on the Austin Oaks TIA in more detail. Based on our conversation it is my understanding the improvements being requested by TxDOT are the following:

- 1) Free eastbound right-turn lane from Spicewood Springs on Loop 1 SBFR;
- 2) Southbound deceleration lane at Executive Center Drive; and
- 3) Acceleration lane leaving Executive Center Drive on Loop 1 SBFR. Note, the design of the

acceleration lane is to maximum the length so that it extends to the next driveway to the south. The acceleration lane will not extend to Greystone Drive.

- 4) Install a 10' sidepath adjacent to the improvements, if feasible and depending on topography and trees.

TxDOT is requesting these improvements be 100% the cost of the owner and the owner is agreeable, subject to City concurrence. Can you confirm to the City that TxDOT is in agreement with the TIA analysis and improvements as presented in the July 26, 2016 update and has no further comments.

Thanks!

**Jeff Whitacre, P.E., AICP, PTP**

**Kimley-Horn** | 801 Cherry Street, Unit 950, Fort Worth, TX 76102

Direct: 817 339 2254 | Mobile: 817 721 0188

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---

**From:** Hector Tamez [<mailto:Hector.Tamez@txdot.gov>]

**Sent:** Tuesday, August 09, 2016 9:23 AM

**To:** Whitacre, Jeff <[jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com)>

**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com); [Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov); [Andre.Betit@austintexas.gov](mailto:Andre.Betit@austintexas.gov); [Upal.Barua@austintexas.gov](mailto:Upal.Barua@austintexas.gov); David Baroi <[David.Baroi@txdot.gov](mailto:David.Baroi@txdot.gov)>; Mahendran Thivakaran <[Mahendran.Thivakaran@txdot.gov](mailto:Mahendran.Thivakaran@txdot.gov)>; Michael McKissick <[Michael.McKissick@txdot.gov](mailto:Michael.McKissick@txdot.gov)>; Joseph Muck <[Joseph.Muck@txdot.gov](mailto:Joseph.Muck@txdot.gov)>; Richard Garcia <[Richard.E.Garcia@txdot.gov](mailto:Richard.E.Garcia@txdot.gov)>; Lloyd Chance <[Lloyd.Chance@txdot.gov](mailto:Lloyd.Chance@txdot.gov)>; Heather Ashley-Nguyen <[Heather.AshleyNguyen@txdot.gov](mailto:Heather.AshleyNguyen@txdot.gov)>

**Subject:** RE: Austin Oaks TIA

Jeff,

Please see our answers below in **bold red**.

Thank you,

TxDOT\_Logo\_Email\_Signature



Hector R. Tamez, P.E. | Transportation Engineer  
Traffic Operations - Austin District  
7901 N IH 35, Austin, TX 78753  
Phone: (512) 832-7143 | Email: [Hector.Tamez@txdot.gov](mailto:Hector.Tamez@txdot.gov)

---

**From:** [jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com) [<mailto:jeff.whitacre@kimley-horn.com>]  
**Sent:** Friday, August 05, 2016 4:36 PM  
**To:** Hector Tamez  
**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com); [Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov);  
[Andre.Betit@austintexas.gov](mailto:Andre.Betit@austintexas.gov); [Upal.Barua@austintexas.gov](mailto:Upal.Barua@austintexas.gov); David Baroi; Mahendran Thivakaran; Michael McKissick; Joseph Muck; Richard Garcia  
**Subject:** RE: Austin Oaks TIA

Hector – thanks for your comments on the way in which the proposed improvements should be implemented. I understand that TxDOT may have further information or comments; however, I take it from your response that, at this point, TxDOT (Traffic Section) is satisfied with the proposed recommendations, subject to your feedback on the implementation of the specific TIA recommended improvements.

**TxDOT Comment – Until all our comments are addressed in full, we will consider our TIA review open.**

I have provided some further explanation for your comments – please see my bracketed responses below.

Again, thanks for providing the feedback and for indicating which proposed improvements would be appropriate for us to pursue with you and the City.

**Jeff Whitacre, P.E., AICP, PTP**

**Kimley-Horn** | 801 Cherry Street, Unit 950, Fort Worth, TX 76102

Direct: 817 339 2254 | Mobile: 817 721 0188

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---

**From:** Hector Tamez [<mailto:Hector.Tamez@txdot.gov>]  
**Sent:** Friday, August 05, 2016 1:21 PM  
**To:** Whitacre, Jeff <[jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com)>  
**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com); [Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov);  
[Andre.Betit@austintexas.gov](mailto:Andre.Betit@austintexas.gov); Barua, Upal <[Upal.Barua@austintexas.gov](mailto:Upal.Barua@austintexas.gov)>; David Baroi <[David.Baroi@txdot.gov](mailto:David.Baroi@txdot.gov)>; Mahendran Thivakaran <[Mahendran.Thivakaran@txdot.gov](mailto:Mahendran.Thivakaran@txdot.gov)>; Michael McKissick <[Michael.McKissick@txdot.gov](mailto:Michael.McKissick@txdot.gov)>; Joseph Muck <[Joseph.Muck@txdot.gov](mailto:Joseph.Muck@txdot.gov)>; Richard Garcia <[Richard.E.Garcia@txdot.gov](mailto:Richard.E.Garcia@txdot.gov)>  
**Subject:** RE: Austin Oaks TIA

Jeff,

Here are TxDOT (Traffic Section) comments on the 07-26-2016 Austin Oaks TIA. I will reference improvement numbers from Table 26 on the TIA.:

1. Sidewalks along Mopac Frontage Road – match Mopac improvement project Shared Used Path (SUP) width of 10'. (Improvements 6, 7, 9, 10, 11, 14). [JEFF W – we understand that 10' is preferred; however, given the constrained conditions – including trees – we have proposed maintaining the current 8' sidewalk].

**TxDOT Comment – 10' is not preferred, it is required. The Mopac Express Lane project is**

**installing 10' SUP. Please contact Lloyd Chance or Heather Ashley-Nguyen for details ( I copied them on this e-mail).**

2. Locations with pro-rata share less than 100% will be combined to fund some locations at 100%. [JEFF W – this makes sense and we believe the City is also proposing this approach.]  
**TxDOT Comment – Concur.**
3. Improvement # 7 – This improvement needs to be funded by developer 100% by combining funds from other locations. [JEFF W – yes, it seems that this is one that is an example of your point #2 immediately above and one that we should implement.]  
**TxDOT Comment – Concur.**
4. Improvement # 9 – Based on 50 MPH speed the deceleration length needs to be 465'. Your calculated pro-rata share is 77.5 %. Developer needs to build deceleration length of 360' (465' x 77.5%) at 100% developer cost. [JEFF W – at the time of implementation, we will investigate again the length of the deceleration lane; however, the analysis took into account the site constraints, including trees].  
**TxDOT Comment – The purpose of this comment is to state that TxDOT Roadway Design Manual requires you to build 465' of deceleration lane, but since you are only responsible for 77.5%, you need to build 360' (77.5%) at 100% developer cost.**
5. Improvement # 10 – Based on 50 MPH speed the acceleration length needs to be 720'. Your calculated pro-rata share is 85.6 %. Developer needs to maximize acceleration length to the driveway to the north (720' x 85.6%= 616') at 100% developer cost. [JEFF W – similar to #4 above, at the time of implementation, we will investigate the possibility of adjusting the proposed length of the acceleration lane given the site constraints.]  
**TxDOT Comment – The purpose of this comment is to state that TxDOT Roadway Design Manual requires you to build 720' of deceleration lane, but since you are only responsible for 85.6%, you need to build up to 616' (85.6%) at 100% developer cost.**
6. Improvements # 6, 11, 14 – The funds for these improvements can be combined or used at other locations. If there are any unused funds by TxDOT, they can be used for City of Austin locations. [JEFF W – ok; makes sense].  
**TxDOT Comment – Concur.**
7. Mopac (Lp 1) FR (NB & SB) and Spicewood Springs Rd – No improvements suggested on TIA. Please provide proposed solutions and pro-rata share. [JEFF W – we have a discussion of the regional issues at page 14 of the Updated TIA and include there a discussion of the improvements and challenges at Mopac and Spicewood Springs Rd, such as railroad constraints.]  
**TxDOT Comment – The Austin Oaks re-development will affect these intersections. You need to propose recommendations and pro-rata share. These funds can be applied at other improvements.**
8. Mopac (Lp 1) NBFR and Far West – No improvements suggested on TIA. Please provide proposed solutions and pro-rata share. [JEFF W – we have a discussion of the regional issue at page 14 of the Updated TIA and include there a discussion of the improvements and challenges at Mopac and Far West (SBFR). Determining these regional improvements is within the control of TxDOT and the City; beyond the scope of mitigation for a local development. Do you have a copy of regional improvement plans that you could share with us?]

**TxDOT Comment – The Austin Oaks re-development will affect these intersection. You**

**need to propose recommendations and pro-rata share. These funds can be applied at other improvements.**

The City of Austin and TxDOT North Travis Area Office may have additional comments.

Thank you,



Hector R. Tamez, P.E. | Transportation Engineer  
Traffic Operations - Austin District  
7901 N IH 35, Austin, TX 78753  
Phone: (512) 832-7143 | Email: [Hector.Tamez@txdot.gov](mailto:Hector.Tamez@txdot.gov)

---

**From:** [jeff.whitacre@kimley-horn.com](mailto:jeff.whitacre@kimley-horn.com) [<mailto:jeff.whitacre@kimley-horn.com>]  
**Sent:** Wednesday, July 27, 2016 7:09 AM  
**To:** [Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov); [Andre.Betit@austintexas.gov](mailto:Andre.Betit@austintexas.gov); Hector Tamez  
**Cc:** [MWhellan@gdhm.com](mailto:MWhellan@gdhm.com); [JonR@spirerealty.com](mailto:JonR@spirerealty.com)  
**Subject:** Austin Oaks TIA

Scott/Andre/Hector –

I uploaded the Austin Oaks TIA and supporting elements to a ftp site whose instructions are below. The documents should be delivered this morning. Everything on the ftp is on the DVD that is being delivered, but I went ahead and put everything on a ftp for your convenience and in case a DVD gets misplaced or does not work properly. I did upload the documents to the TxDOT drop box as well.

Two items that I attached to this e-mail are the help tools I suggested to Andre. One is a reference to how we addressed the previous comments in the new report. This is nothing official but was made to help in the review process and corresponds to our response to comments. The other is a lookup to help with the Synchro Report Appendix. The matrix tells you what page in the .pdf to go to. Both of these items are on the DVD and FTP, but I thought they were worth pointing out.

During your review if I can assist in answering a question, please let me know.

Thanks!

The ftp folder has been created under the /\_secure folder on the <ftp://ftp.kimley-horn.com> site.

*Folder name :* AustinOaksJuly  
*Username :* AustinOaksTIA  
*Password :* traffic  
*Expiration Date :* 8/31/2016

Every browser handles secure ftp sites differently. The universal method to access the site from different browsers is the link listed below which includes the folder and site names as well as the user name and password:

<ftp://AustinOaksTIA:traffic@ftp.kimley-horn.com/secure/AustinOaksJuly>

### **Access to FTP**

There are multiple ways to gain access to the FTP site.

### **Internet Explorer 7**

IE 7 has implemented changes to browser FTP behavior. Follow the steps below to open the FTP site in IE 7.

1. Click the FTP link.
2. Once the FTP site is open in IE 7, click the Page icon in IE 7. This is located on the right just below the search box.
3. Select Open FTP Site in Windows Explorer.
4. You will get an error message stating that you don't have access. Click OK.
5. Click File in the top menu.
6. Select Login As... .
7. Enter the username and password for the folder you are accessing and click OK.

You should now have access to the FTP site.

### **Copy/Paste Method**

FTP can be handled by Windows' file explorer called Windows Explorer. Simply copy the link from this e-mail, open Windows Explorer, and paste the link into the address bar. This will open the FTP site and grant you access.

### **Link to FTP Site**

Once you are able to access the site, a third way to connect becomes available. Included in the root directory of the FTP site is a command file. You can download this file to your local machine and use it as a direct link to the FTP site. Simply download the 'FTP Link - AustinOaksJuly.cmd' file and place it somewhere you can easily find it, such as your desktop. Once you have it downloaded you can use this to connect to the FTP. Double-click the file and it will open Windows Explorer and prompt you for your username and password. Enter these and press Login and you will be in the FTP site.

---

### **FTP SITE DISCLAIMER**

This secure ftp site has been established by Kimley-Horn and Associates, Inc. (KHA) for limited use by certain of its clients and other expressly authorized users. All authorized users have been provided with a username and password. If you have not been expressly authorized by KHA to access this site, please disconnect immediately.

This site has been established for the purpose of sharing electronic files, including adding to, updating, or deleting files from this site. KHA does not guarantee and makes no warranties with respect to the authenticity of posted files. All authorized users have agreed to share data equally, and agree to do so in a good faith manner consistent with professional business practices.

By using this site, you agree to the following rules and conditions:

1. You understand that these electronic files are non-sealed recordings of printed documents prepared by KHA or others. These files are provided only for the convenience of specifically authorized users and are intended solely for the exclusive use by that party for the purposes expressly authorized.
2. Only printed copies of documents conveyed by KHA may be relied upon. Any use of the information obtained or derived from these electronic files will be at the authorized user's sole risk and with no risk or liability to KHA.
3. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, you agree that no warranties are made with respect to the contents of these files.

**Jeff Whitacre, P.E., AICP, PTP**

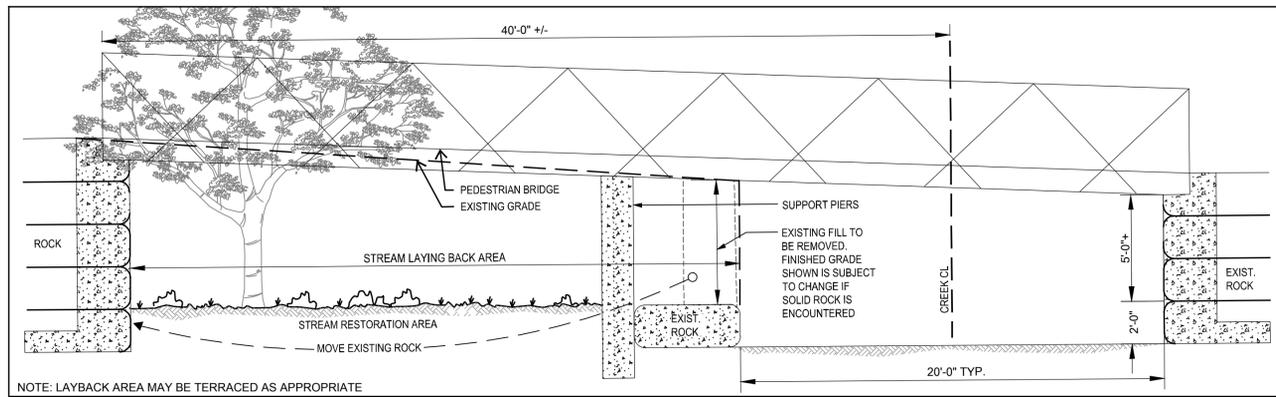
**Kimley-Horn** | 801 Cherry Street, Unit 950, Fort Worth, TX 76102

Direct: 817 339 2254 | Mobile: 817 721 0188

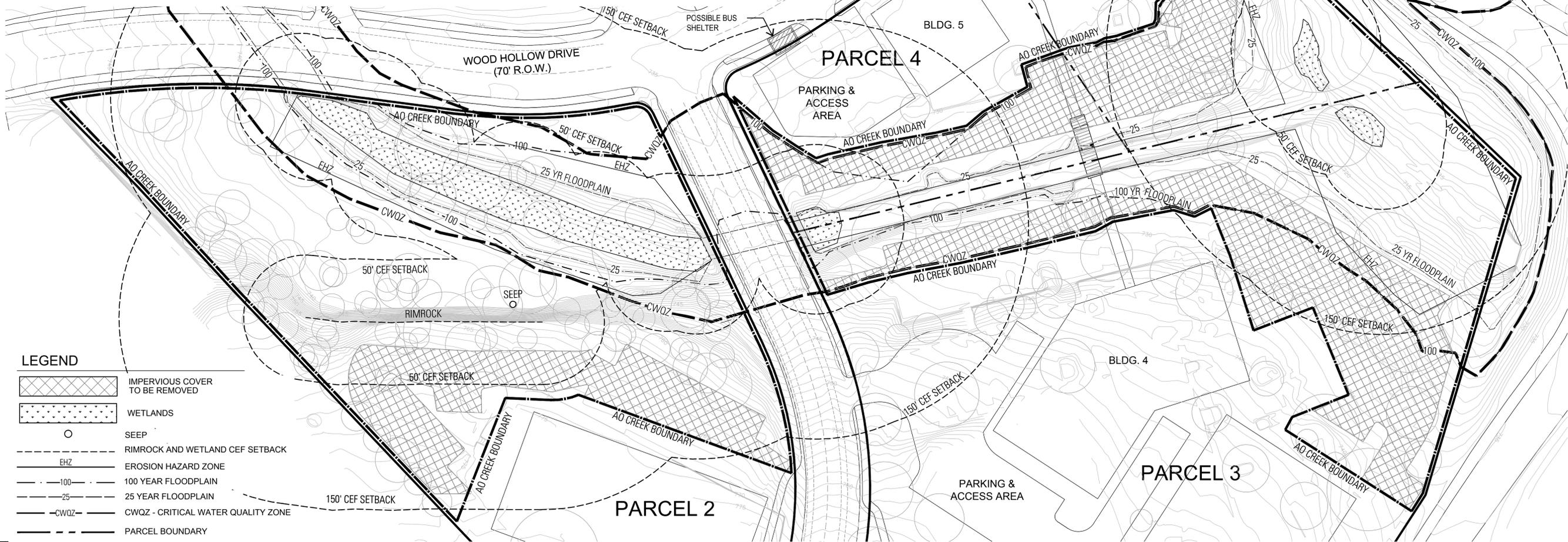
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STREAM LAYING BACK SECTION  
SCALE: 3"=1'-0"



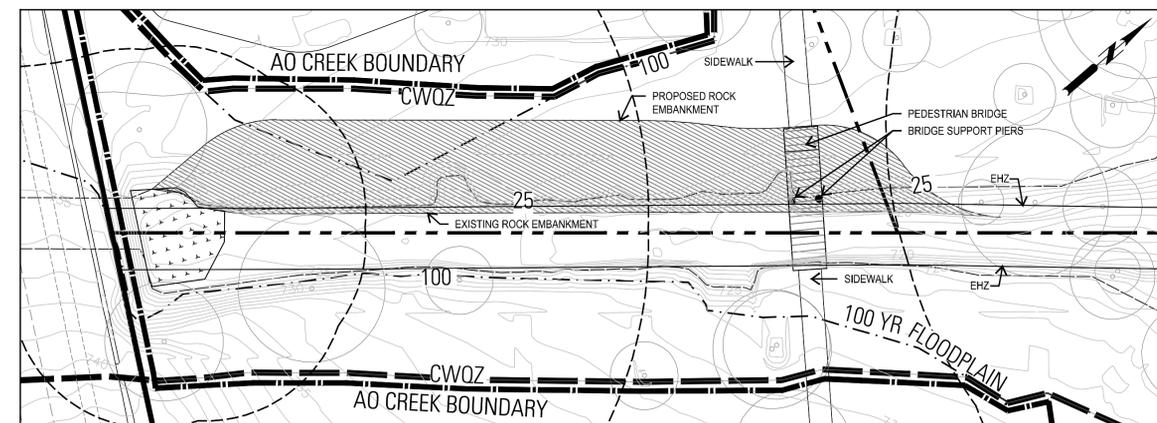
**LEGEND**

|  |                                    |
|--|------------------------------------|
|  | IMPERVIOUS COVER TO BE REMOVED     |
|  | WETLANDS                           |
|  | SEEP                               |
|  | RIMROCK AND WETLAND CEF SETBACK    |
|  | EROSION HAZARD ZONE                |
|  | 100 YEAR FLOODPLAIN                |
|  | 25 YEAR FLOODPLAIN                 |
|  | CWOZ - CRITICAL WATER QUALITY ZONE |
|  | PARCEL BOUNDARY                    |

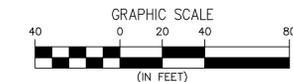
**Notes:**

- Construction within the CWQZ and CEF buffer shall include the removal of existing surface parking lots and restoration of such areas. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall be approved if it complies with the following: (i) planting and seeding pursuant to the standard specification 609s, and (ii) revegetation shall be adequate to achieve a score of "Good (3)" at maturity for the following parameters of Environmental Criteria Manual Appendix X "Scoring: Zone 1 - Floodplain Health": gap frequency, soil compaction, structural diversity, and tree demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. Restoration of existing parking lot areas within the AO Creek Plan, and outside of the CWQZ or CEF buffer, shall be planted and seeded pursuant to standard specification 609s. The restoration plan shall be implemented prior to certificate of occupancy, and restoration shall be considered complete if the goals of the restoration plan have been met following a one year warranty period.
- Construction of the pedestrian bridge to be pre-engineered steel frame with concrete decking at a minimum of 8 ft wide and shall allow for pier supports on the inundation bench. The pedestrian bridge is to be constructed as part of Parcel 3 and maintained by the Owner for ten years from the date of installation and maintained by the City thereafter.
- The West side of the unnamed creek bank on Parcels 4 and 5 will be laid back to create an inundation bench as shown on this Exhibit H, unless uniform cohesive bedrock prevents excavation to the depth shown. The Owner will not be required to excavate further if blasting or cutting of bedrock is required. The inundation bench will be restored pursuant to Note 1 above, unless subsurface conditions such as shallow bedrock make restoration infeasible as determined by Watershed Protection Department staff. The design shall accommodate a minimum of 10 feet at the top of the bank for a future trail or other permitted improvements. To the extent the Owner is unable to achieve 20,000 cubic feet of detention storage by laying back the West side of the unnamed creek bank on Parcels 4 and 5, the Owner will create a dual-use detention/parkland area within the AO Creek boundary on the East side of the unnamed creek bank such that a total of at least 20,000 cubic feet of detention is provided.
- Except as provided in Note 3 above, the existing stable banks, including the sections consisting of stacked limestone boulders, shall remain undisturbed except for enhancements and repairs, including, but not limited to, any work required to eliminate existing flumes which direct untreated runoff directly to the creek area. The construction in the CWQZ may also include hard surfaced paths/trails/walkways, a pedestrian bridge with support piers, and access and utility easements, including utility lines and systems and necessary connections to such lines and systems to provide services to the buildings and improvements within the PUD pursuant to, City Code Sections 25-8-261 (Critical Water Quality Zone Development) and 25-8-262 (Critical Water Quality Zone Street Crossings).
- Bus shelter subject to Capital Metro need and approval.
- The buildings, structures, parking, sidewalks, trails and other improvements shown on this exhibit are graphic representations and are not exact. The exact locations and specifications for the buildings, structures, parking, and other improvements shall be determined as site development permits are issued as is consistent with the provisions and intent of this ordinance.

**EXHIBIT J**



STREAM LAYING BACK AREA  
SCALE: 1"=30'-0"



**UDG**  
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TX Registered Engineering Firm #11843  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

**T B G**  
Landscape Architects Planners  
1705 Guadalupe Street, Suite 500  
Austin, Texas 78701  
(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

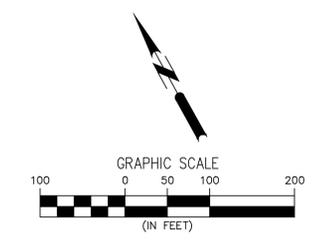
AUSTIN OAKS PUD  
**AO CREEK PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

**EXHIBIT H**  
AUGUST 30, 2016  
UDG JOB NO. 15-864  
1"=40'  
CASE NUMBER: C814-2014-0120

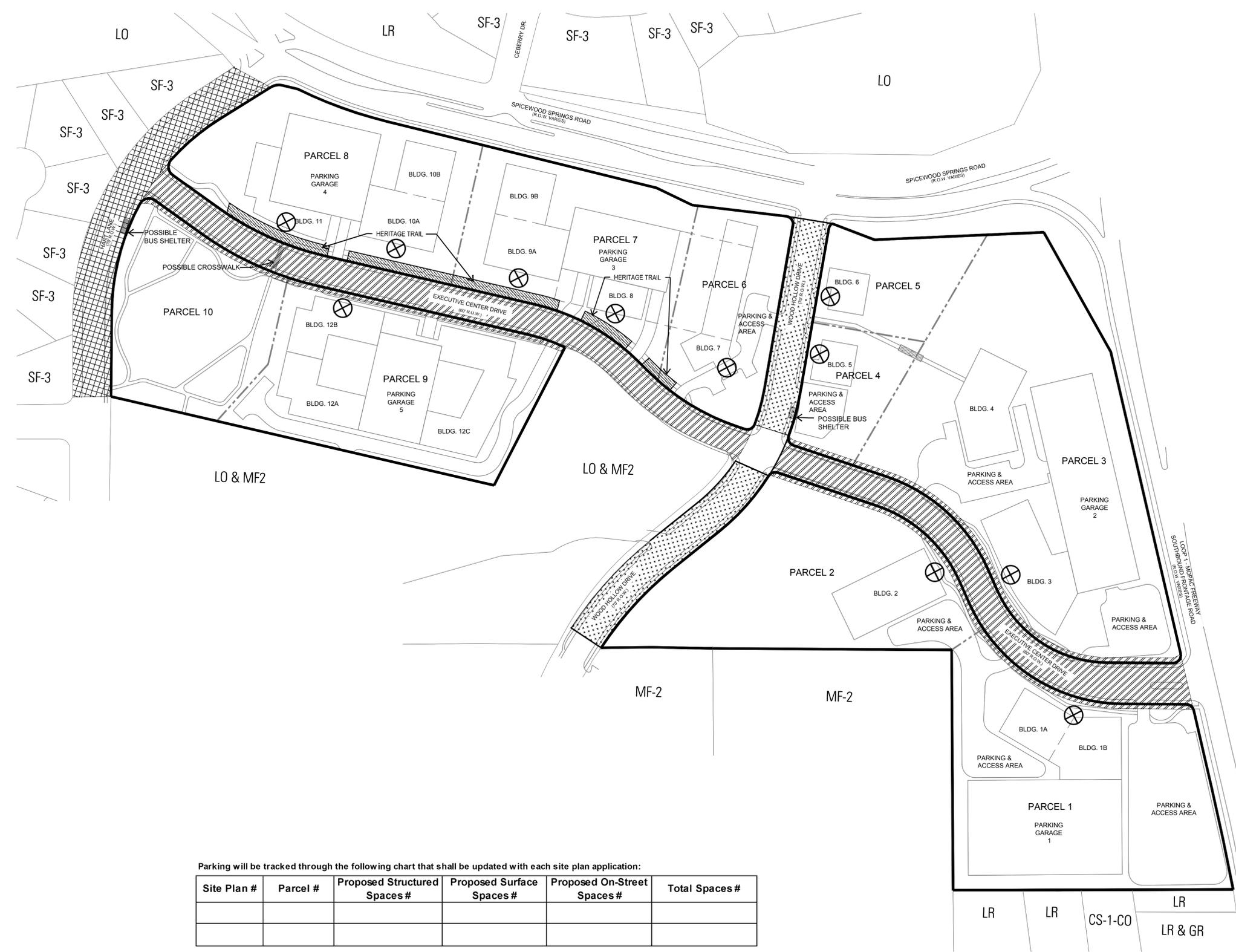
REVISED : SEPTEMBER 15, 2016

AUSTIN OAKS 15-864



**LEGEND**

- EXECUTIVE CENTER DRIVE STREETSCAPE
- WOOD HOLLOW DRIVE STREETSCAPE
- HART LANE STREETSCAPE
- INDICATES AT LEAST ONE ENTRY ON STREET FACING FACADE OF BUILDING



Parking will be tracked through the following chart that shall be updated with each site plan application:

| Site Plan # | Parcel # | Proposed Structured Spaces # | Proposed Surface Spaces # | Proposed On-Street Spaces # | Total Spaces # |
|-------------|----------|------------------------------|---------------------------|-----------------------------|----------------|
|             |          |                              |                           |                             |                |
|             |          |                              |                           |                             |                |

- NOTES:**
- AT THE TIME OF SITE PLAN, A PUBLIC ACCESS/SIDEWALK EASEMENT WILL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE DEVELOPMENT PERMIT PLAN IS BEING SOUGHT.
  - AT THE TIME OF SITE PLAN (AND AT THE OWNER'S DISCRETION) A PEDESTRIAN PATHWAY WITHIN A PUBLIC EASEMENT THAT IS A MINIMUM OF 8' WIDE WILL BE LOCATED FROM EXECUTIVE CENTER DRIVE TO SPICEWOOD SPRINGS ROAD ON EITHER PARCEL 7 OR PARCEL 8, WITH SPECIFIC LOCATION SUBJECT TO OWNER DISCRETION.
  - STREETScape DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND CITY APPROVAL.
  - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

EXHIBIT K

**UDG**  
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 TX Registered Engineering Firm #11843  
 3660 Stoneridge Road  
 Suite E101  
 Austin, TX 78746  
 512.347.0040

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 Landscape Architects Planners  
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 Austin Dallas Houston San Antonio

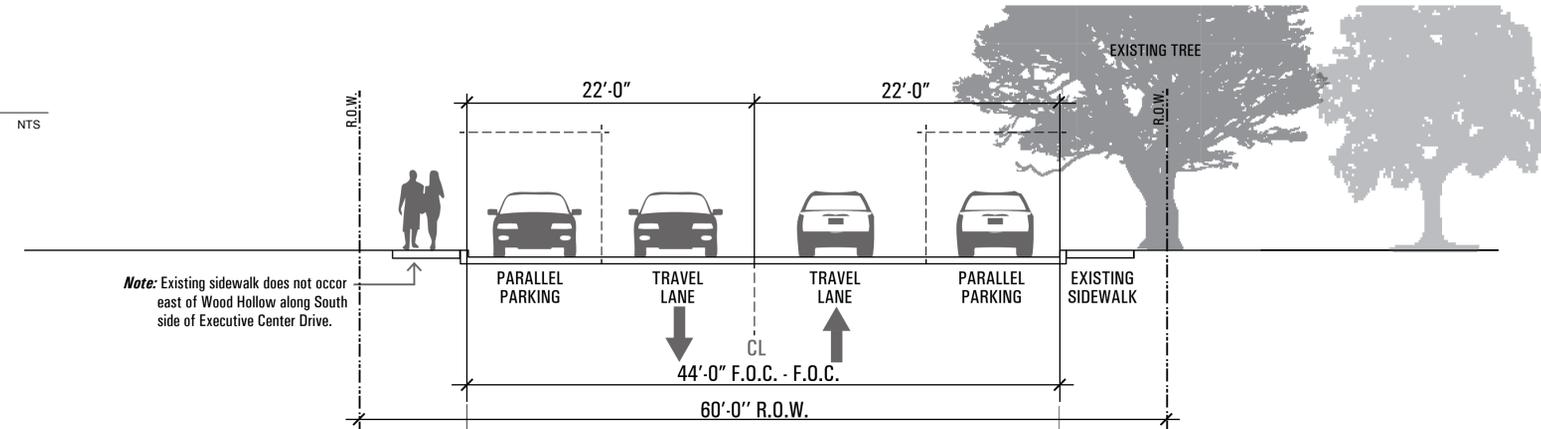
AUSTIN OAKS PUD

**STREETSCAPE PLAN**

EXHIBIT I  
 PAGE 1 OF 5  
 AUGUST 30, 2016  
 UDG JOB NO. 15-864  
 1"=100'  
 CASE NUMBER: C814-2014-0120

EXECUTIVE CENTER DRIVE - **EXISTING** CONDITIONS

NTS



*Note:* Existing sidewalk does not occur east of Wood Hollow along South side of Executive Center Drive.

EXECUTIVE CENTER DRIVE - **PROPOSED** CONDITIONS

NTS

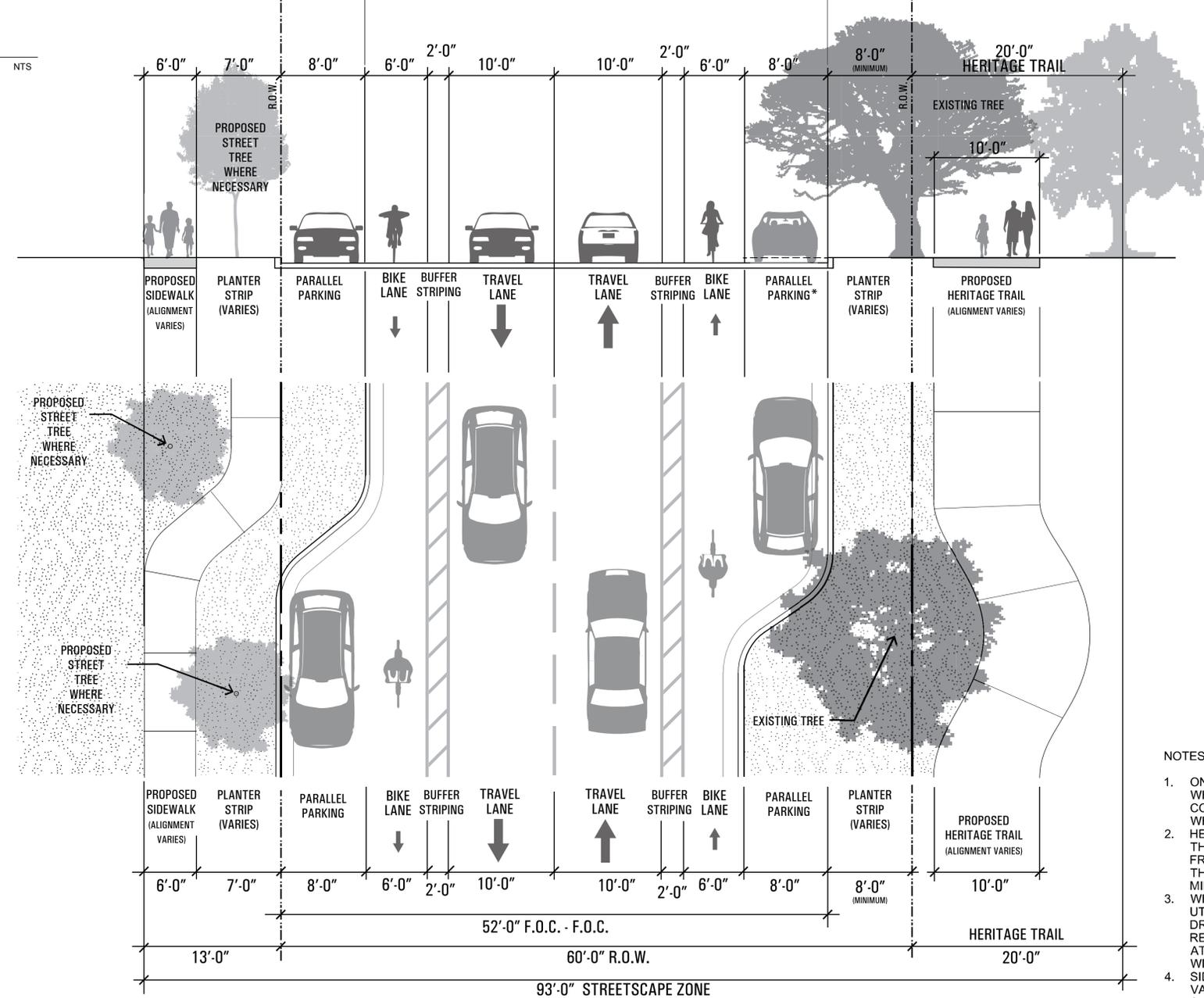


EXHIBIT K

NOTES:

- ON-STREET PARALLEL PARKING MAY BE LOCATED WHERE NOT IN CONFLICT WITH EXISTING SITE CONDITIONS. EXISTING SIDEWALK TO BE REMOVED WHERE PARALLEL PARKING OCCURS.
- HERITAGE TRAIL (10 FT WIDE) EXTENDS ALONG THE NORTH SIDE OF EXECUTIVE CENTER DRIVE FROM HART LANE TO WOOD HOLLOW. THEREAFTER, THE SIDEWALK WIDTH IS 6 FT MINIMUM TO MOPAC FRONTAGE.
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
- POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNER'S DISCRETION.

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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT I

PAGE 2 OF 5

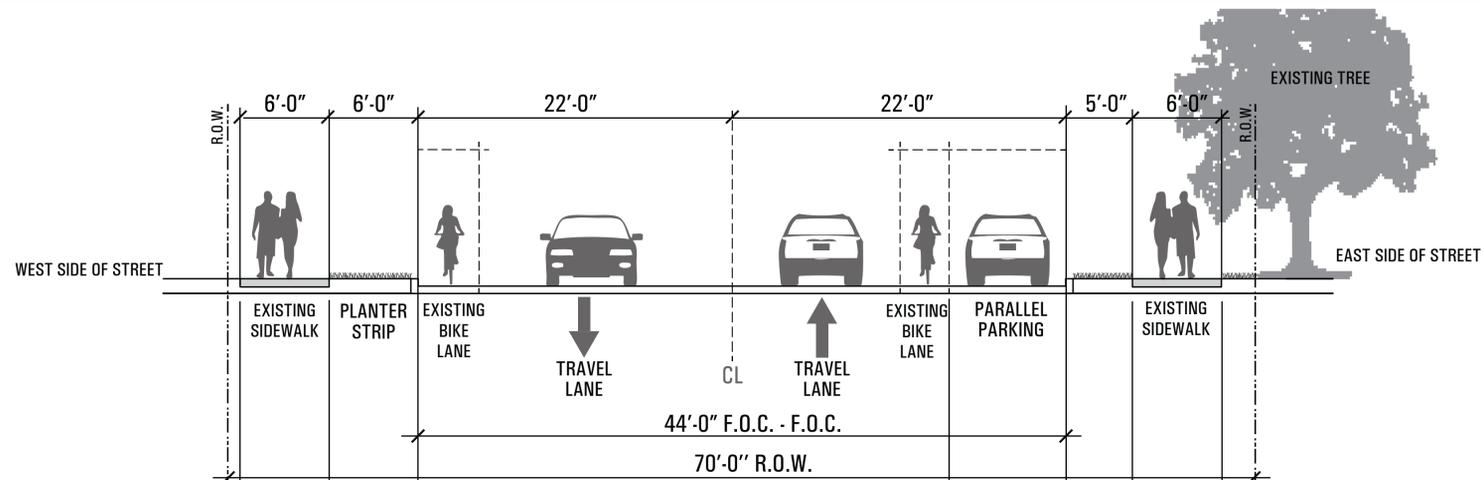
AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864

WOOD HOLLOW DRIVE - **EXISTING** CONDITIONS  
NTS



WOOD HOLLOW DRIVE - **PROPOSED** CONDITIONS  
NTS

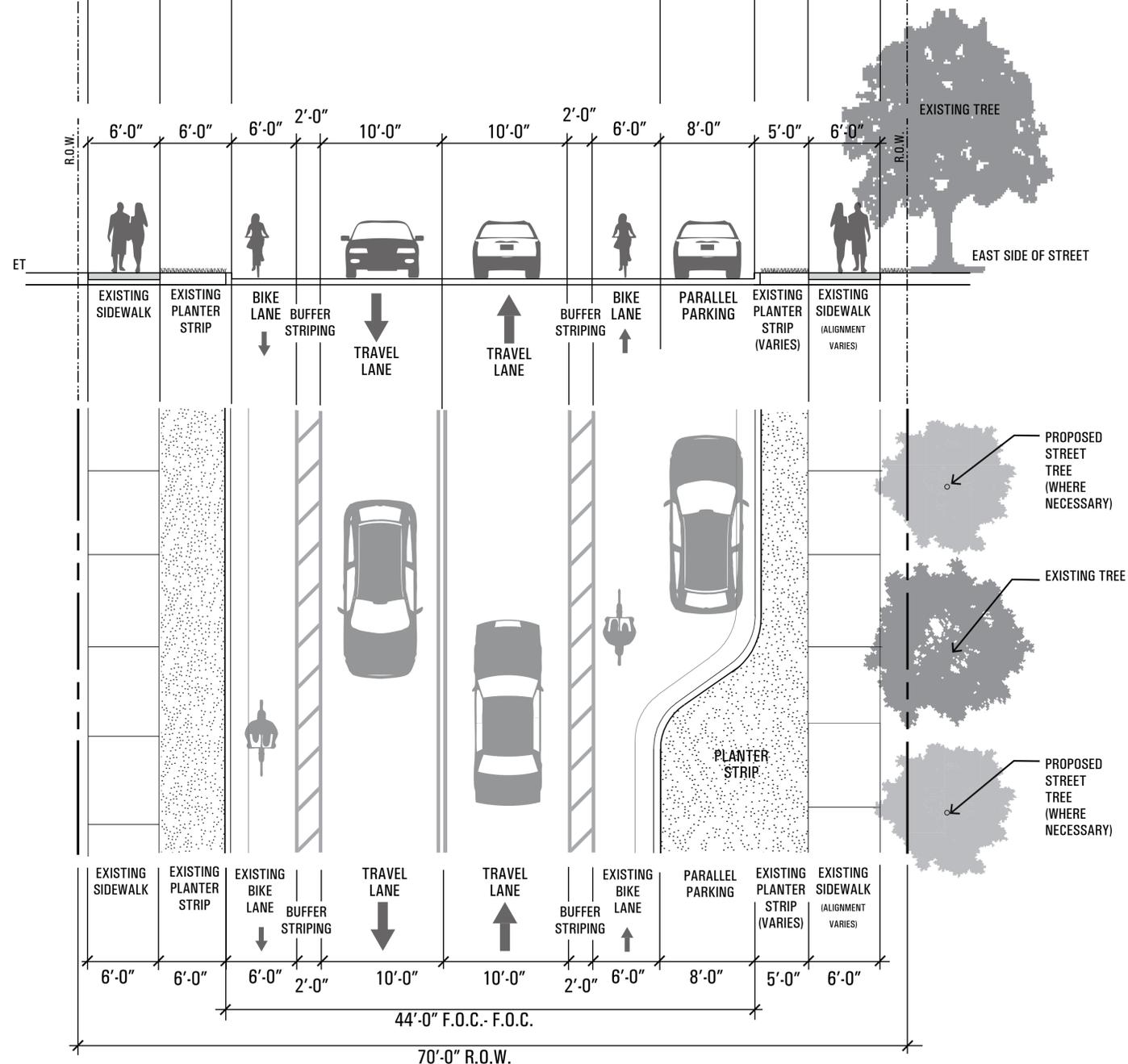


EXHIBIT K

NOTES:

- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.
- POSSIBLE STREET AND CURB VARIATION TO ALLOW FOR ON-STREET PARKING AND LANDSCAPE BUMPOUTS, AT OWNERS DISCRETION.



AUSTIN OAKS PUD  
STREETSCAPE PLAN

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT I

PAGE 3 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

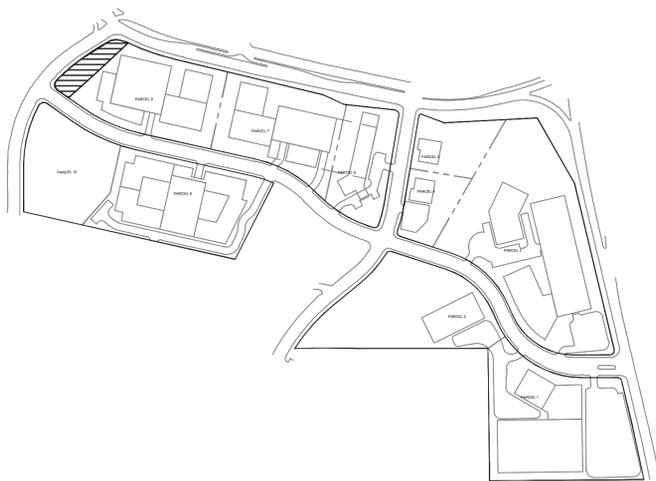
AUSTIN OAKS 15-864

HART LANE- **EXISTING** CONDITIONS AT PARCEL 8

NTS

HART LANE- **PROPOSED** CONDITIONS AT PARCEL 8

NTS



LOCATION MAP  
PLAN OF HART LANE STREETScape ALONG PARCEL 8

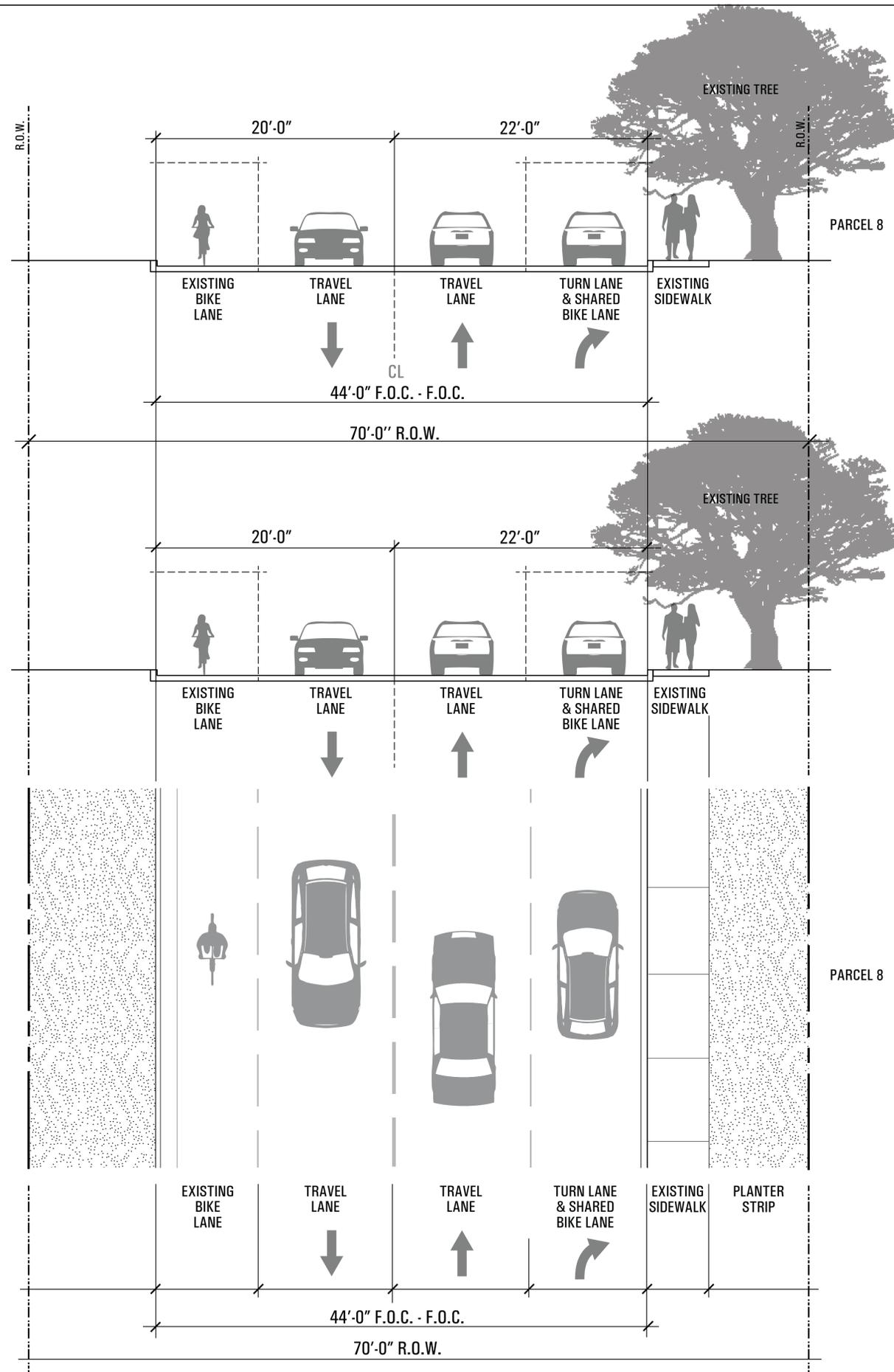


EXHIBIT K

NOTES:  
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.

**UDG**  
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(512) 327-1011 Fax: (512) 327-0488  
Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT I

PAGE 4 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

CASE NUMBER: C814-2014-0120

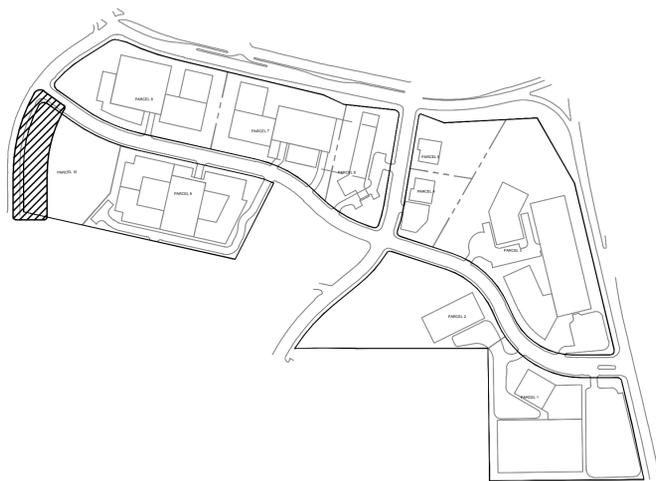
AUSTIN OAKS 15-864

HART LANE - **EXISTING** CONDITIONS AT PARCEL 10

NTS

HART LANE - **PROPOSED** CONDITIONS AT PARCEL 10

NTS



LOCATION MAP

PLAN OF HART LANE STREETScape ALONG PARCEL 10

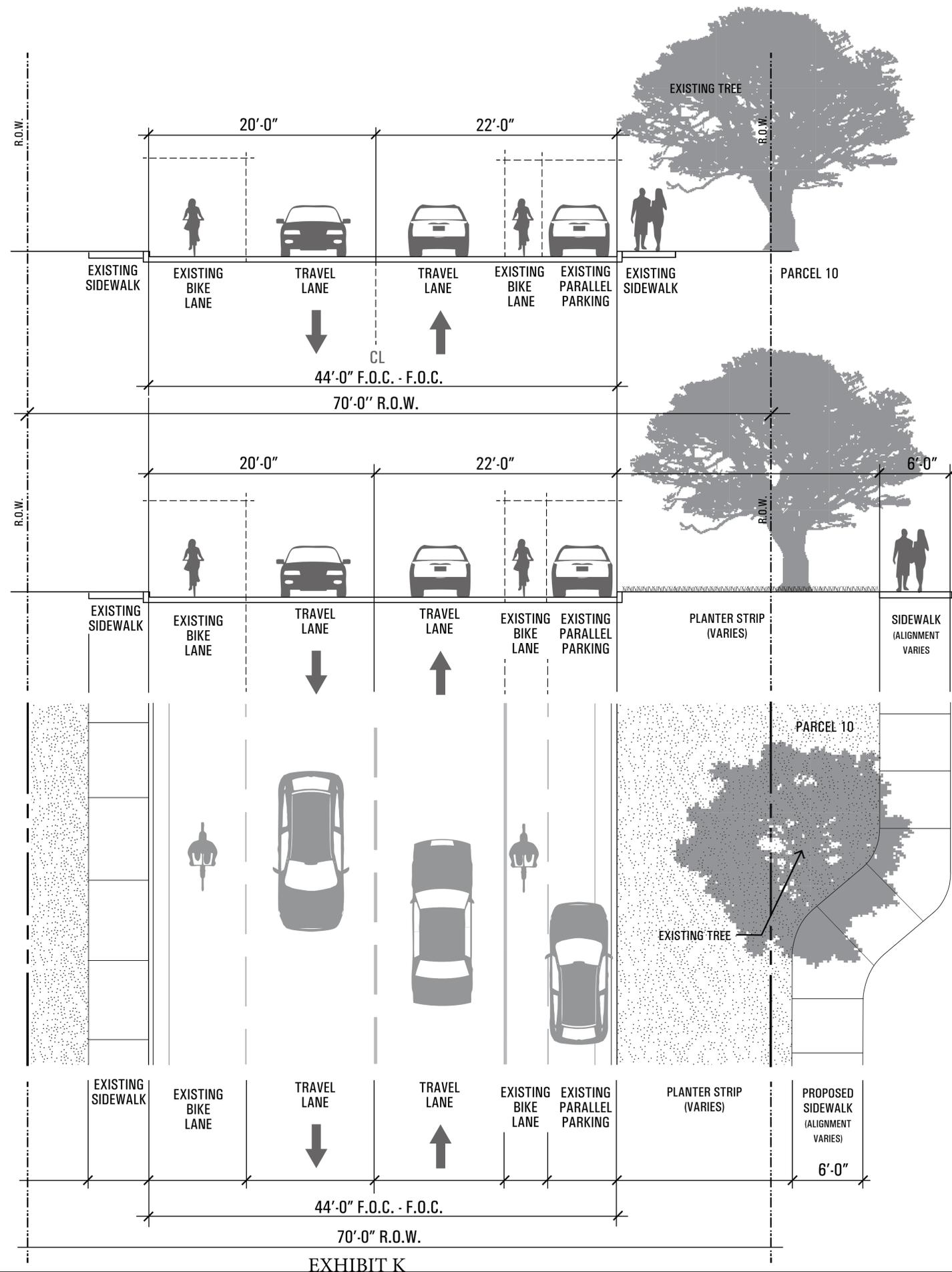


EXHIBIT K

NOTES:

- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10 FRONTAGE.
- SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

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Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
**STREETSCAPE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

EXHIBIT I

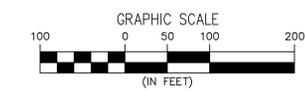
PAGE 5 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-864

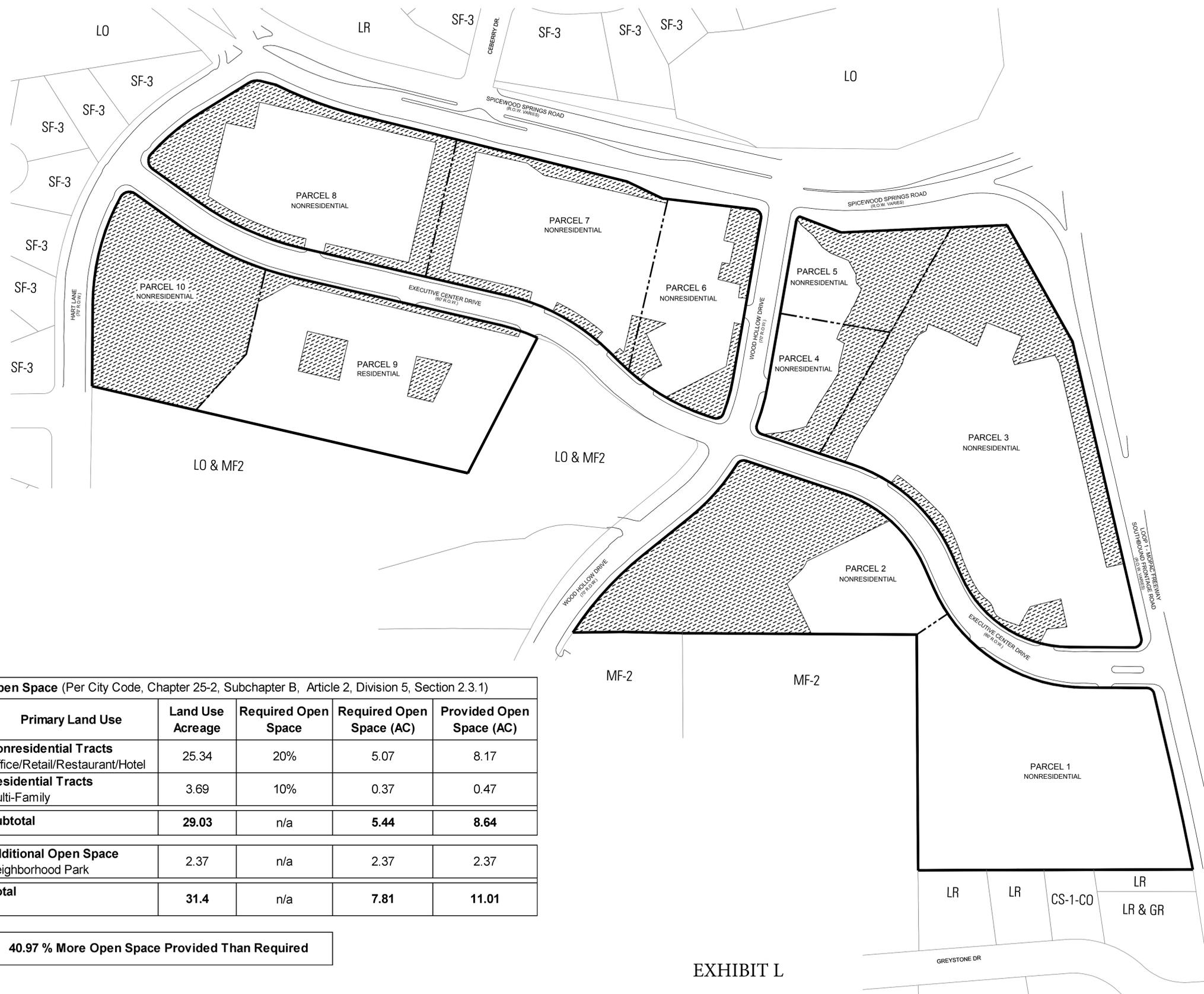
CASE NUMBER: C814-2014-0120

AUSTIN OAKS 15-864



**LEGEND**

PROVIDED OPEN SPACE



| Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1) |                  |                     |                          |                          |
|--|------------------|---------------------|--------------------------|--------------------------|
| Primary Land Use   | Land Use Acreage | Required Open Space | Required Open Space (AC) | Provided Open Space (AC) |
| <b>Nonresidential Tracts</b>   |                  |                     |                          |                          |
| Office/Retail/Restaurant/Hotel   | 25.34            | 20%                 | 5.07                     | 8.17                     |
| <b>Residential Tracts</b>  |                  |                     |                          |                          |
| Multi-Family   | 3.69             | 10%                 | 0.37                     | 0.47                     |
| <b>Subtotal</b>  | <b>29.03</b>     | n/a                 | <b>5.44</b>              | <b>8.64</b>              |
| <b>Additional Open Space</b>   |                  |                     |                          |                          |
| Neighborhood Park  | 2.37             | n/a                 | 2.37                     | 2.37                     |
| <b>Total</b>   | <b>31.4</b>      | n/a                 | <b>7.81</b>              | <b>11.01</b>             |

**40.97 % More Open Space Provided Than Required**

- NOTES:
1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE; THEREFORE, INDIVIDUAL PARCELS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. IT DOES NOT INCLUDE ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED.

**EXHIBIT L**

**UDG**  
 Urban Design Group PC  
 TX Registered Engineering Firm #11843  
 3660 Stoneridge Road  
 Suite E101  
 Austin, TX 78746  
 512.347.0040

**T B G**  
 Landscape Architects Planners  
 1705 Guadalupe Street, Suite 500  
 Austin, Texas 78701  
 (512) 327-1011 Fax: (512) 327-0488  
 Austin Dallas Houston San Antonio

AUSTIN OAKS PUD  
**OPEN SPACE PLAN**

| NOTES       | NAME | DATE |
|-------------|------|------|
| SURVEY BY   |      |      |
| DRAWN BY    |      |      |
| CHECKED BY  |      |      |
| DESIGNED BY |      |      |
| REVIEWED BY |      |      |

**EXHIBIT L**  
 AUGUST 30, 2016  
 UDG JOB NO. 15-864  
 1"=100'  
 CASE NUMBER: C814-2014-0120

## MASTER REVIEW REPORT

CASE NUMBER: C814-2014-0120

CASE MANAGER: Andy Moore

PHONE #: 512-974-7604

REVISION #: 00

UPDATE: 5

PROJECT NAME: Austin Oaks PUD

SUBMITTAL DATE: August 18, 2016

REPORT DUE DATE: August 28, 2016

FINAL REPORT DATE: September 6, 2016

REPORT LATE: 9 DAYS

LOCATION: Southwest Corner of Mo-Pac and Spicewood Springs Road (3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive)

### STAFF REVIEW:

- This report includes all comments received to date concerning your proposed planned unit development. The PUD will be scheduled for Commission when all requirements identified in this report have been addressed.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND ZONING DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

### REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

AE Green Building Program – Sarah Talkington - 512-482-5393.

**Comments cleared**

Neighborhood Housing & Community Development – Regina Copic  
512-974-3180

Continue working with NHCD to craft specific affordable housing requirements.

Parks & Recreation Dept. Planning – Marilyn Lamensdorf - 512-974-9372

UPDATE 5:

PR1 – 4 **Cleared** in update 4.

PR5: **Cleared.**

PR6: **Cleared.** It was agreed that any amount remaining of the \$1,546,500 for Parcel 10 and a historic marker on Parcel 8, may be spent on Parcel 8 (Heritage Park). Also that Heritage Trail will receive 80% credit for parkland under 25-1-604 (private parkland with public easement.)

PR6: **Cleared.**

PR7: **Cleared.** Language proposed in draft ordinance related to parks describes timing of parkland dedication.

FYI: Work with Environmental, Water Quality and Wetland Biologist reviewer to ensure that enough room exists for a trail to be built through the dedicated park acres on Parcel 4.

WPD Environmental Office Review – Andrea Bates - 512-974-2291

*Update 5: Comment numbers have been corrected as needed.*

**Tier 1 & Tier 2 Compliance (superiority table)**

EO 2. *Tier 1, #8, minimum landscaping requirements.* Please specify how the project will exceed the minimum landscaping requirements of the Code, and clarify any references to the “Grow Green Program.” Grow Green is an educational program, not a specific set of requirements. Please note that using native and adapted plants from the Grow Green Guide and providing an IPM for the PUD are not sufficient to exceed the minimum landscaping requirements as required by Tier 1.

Update 4: Using native and adapted plants for 50% of plant materials (excluding turf and land within dedicated parkland) and preparing an IPM plan for the PUD are not sufficient to exceed minimum landscaping requirements as required by Tier 1, especially given the requested code modifications. Please work with staff to develop a proposal to exceed the minimum landscaping requirements of the code.

**Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.**

EO 5. *Tier 2, #2, environment.* Please revise the Tier 2 table to include all of the Environmental/Drainage criteria listed in the code (Chapter 25-2(B), Article 2, Division 5, §2.4). Each code criterion should be listed in a separate row, and the Compliance and Explanation columns should state whether and how the project is meeting that criterion (i.e., yes, no, or not applicable; for yes, a description of the proposal). Proposed superiority items that do not fit under code criteria can be added under “Employs other creative or innovative measures to provide environmental protection.” Please ensure that the description in the Explanation column is specific enough to provide a review standard for future development applications.

Update 4: Please make the following revisions:

- a. Add the following Tier 2 element and applicant’s response to the table: “Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.”
- b. *Complies with current code:* Change “yes” to “not applicable.” The property does not have entitlements to follow old code provisions.
- c. *Reduces impervious cover:* Add a statement that the maximum impervious cover otherwise allowed under the redevelopment exception is 66 percent.
- d. *Volumetric detention:* The PUD is not proposing volumetric detention. Change “yes” to “no,” and move the description of the proposed on-site detention to the last row under Environment/Drainage (“Employs other creative or innovative measures to provide environmental protection”). Per the Environmental Officer, staff also requests that the PUD participate in the RSMP for the remaining volume of detention that would be required based on undeveloped conditions. Maximizing on-site detention and participating in RSMP for the remainder would be a significant superiority item.
- e. *Tree preservation:* Change “yes” to “yes as modified,” since the proposal does not meet all three criteria listed in the code.
- f. *Tree plantings:* Please discuss the feasibility of this proposal with staff.
- g. *50% increase in setbacks:* Calculate the size of all existing and proposed setbacks, to confirm whether there will be a 50% increase in the CWQZ and each CEF buffer. When measuring existing and proposed setbacks, include undeveloped/restored area within the standard CWQZ and 150’ buffer widths.

- h. *Clusters impervious cover*: Change “yes” to “no.” Credit for the expanded/restored CWQZ and CEF buffers is provided under several other Tier 2 elements.
- i. “*This site current has no water quality treatment...*”: Delete this statement. Water quality treatment is required under the redevelopment exception, and impervious cover removal from the CWQZ is credited under a different Tier 2 element.
- j. “*The existing impervious cover located...*”: Delete this statement; impervious cover removal is credited under a different Tier 2 element.
- k. “*The project shall provide for the preservation of the [CEFs]...*”: Delete this statement; this is a code requirement and restoration is credited under a different Tier 2 element.
- l. “*The updated plan preserves more than 7,000 caliper inches...*”: Delete this statement; tree preservation is credited under a different Tier 2 element.
- m. Please add letters or numbers to each Tier 2 Environment/Drainage element to make it easier to reference specific superiority elements.

**Update 5: Comment cleared. Please continue to update the superiority table language as needed to clarify PUD commitments.**

EO 7. *Tier 2, #2, environment*. Please provide the existing square footage of impervious cover within the CWQZ and 150’ CEF buffers, the square footage of impervious cover proposed to be removed, the square footage of any new non-compliant impervious cover or other development to be located in those areas, and the minimum distance of existing and proposed non-compliant development from the creek and CEF. This analysis should be performed separately for the CWQZ and each CEF setback on each parcel.

Update 4: Please update the exhibits to identify existing and proposed non-compliant development within the CWQZ (including areas that overlap CEF buffers). All of the existing impervious cover is non-compliant, but some of the proposed development may be allowed by code. For example, the pedestrian bridge would be allowed under 25-8-262. Part of the trail running parallel to the creek might comply with 25-8-261(B)(3), but other sections might be non-compliant because they are located within 25 feet of the centerline.

In addition to the exhibits, please prepare a table that includes the following for the CWQZ and each CEF buffer: square footage of existing non-compliant development; existing minimum distance from the feature; square footage of proposed non-compliant development; and proposed minimum distance from the feature. Please coordinate with PARD staff to determine if any other non-compliant park amenities (e.g., picnic table pads, etc.) will need to be located within the CWQZ or CEF buffers. If so, include that square footage in the calculation of proposed non-compliant development.

**Update 5: Comment cleared.**

EO 8. *Tier 2, #2, environment*. Please provide additional information about the proposed restoration in the CWQZ and CEF buffers. Staff suggests the following draft language:

The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration

plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that the following parameters of Appendix X “Scoring: Zone 2 – Critical Water Quality Zone” shall be raised to “Good (3)” or “Excellent (4)” condition: Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography.

Per the above language, Exhibit H should show all areas within the CWQZ and 150’ CEF setbacks where existing impervious cover will be removed and restoration will be performed.

Update 4: I understand the intent of the changes, but the proposed language is not acceptable. Staff suggests the following revised language, which would apply to CWQZ/floodplain and upland CEF buffer areas:

“The PUD shall restore the critical water quality zone and CEF buffer areas identified in Exhibit H, Creek Plan. A restoration plan shall be submitted to the City for review and approval and implemented with each site plan for Parcels 2, 3, 4, and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S and must demonstrate that revegetation is adequate to achieve a score of “Good (3)” at maturity for the following parameters of Appendix X “Scoring: Zone 1 – Floodplain Health”: Gap Frequency, Soil Compaction, Structural Diversity, and Tree Demography. The identified Zone 1 parameters shall apply to all restored areas within the CWQZ and CEF buffers. The restoration plan may accommodate a trail or other permitted park improvements, if the location of the improvements has been identified at the time of site plan submittal.”

(Note that the parameters are the same as previously requested, but staff decided Zone 1 is a more appropriate reference.) Staff requests that all restoration areas identified in Exhibit H meet the four identified parameters from Appendix X. Those parameters are appropriate restoration metrics for the CEF buffers/uplands as well as the CWQZ.

As discussed during recent meetings with staff and the Environmental Officer, please update the table to include the commitment to laying back and restoring the western creek bank. Include a drawing showing a conceptual cross section, the area of bank to be laid back, how the pedestrian bridge is to be incorporated, revegetation requirements, etc., as well as text in the Tier 2 table describing the plan with estimated detention volume. Also, include text describing alternative plans in case of subsurface geology preventing maximum lay back area.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 11. *Tier 2, #2, environment.* Please provide any known details about the proposed inundation area on Parcel 3 (e.g., that it will be located where impervious cover is removed; whether it will be within the CWQZ or CEF buffers; approximate location, size, depth, etc.). Staff understands that the inundation area will be designed at site plan, but any additional information that can be provided at this time would be useful to include. In order to evaluate the level of superiority provided by the detention area, please provide a comparison of the proposed volume to what the detention requirement would be if the PUD were currently undeveloped.

Update 4: Per recent discussions, update the superiority table and exhibits to remove the detention area on the east bank. Update any related drainage information.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 12. *Tier 2, #2, environment.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

**Update 5: Comment cleared.**

### **Exhibit C, Land Use Plan**

EO 14. Please identify the standard 150' buffer for all CEFs.

Update 4: Please update the label on the inner buffer for the off-site Spicewood Springs; it looks like it should be 150', not 50'.

**Update 5: Comment cleared.**

EO 15. The CWQZ, 100-year floodplain, and CEF buffers are difficult to read on this plan. Please revise the symbology to better illustrate the environmental features on the land use plan. Can the Erosion Hazard Zone and Drainage Easements be removed to make the plan easier to read?

Update 4: Under 25-8-92(F), the boundaries of a CWQZ in an urban watershed coincide with the boundaries of the 100-year fully developed floodplain, with a minimum width of 50' and a maximum width of 400'. There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

**Update 5: Comment cleared.**

### **Exhibit H, Creek Plan**

EO 17. As noted in EO [15], the boundaries on this exhibit are difficult to read. Please revise the symbology to better illustrate the environmental features and restoration areas, and remove any information that is not necessary for PUD review (e.g., EHZ, drainage easements, etc.).

Update 4: There are several places where the 100-year fully developed floodplain extends beyond the identified CWQZ. Please correct the CWQZ boundaries to follow the 100-year fully developed floodplain in areas where the floodplain width is between 50' and 400' from the creek centerline. (Maintain a minimum CWQZ width of 50' where the floodplain is narrower than 50' from centerline.)

**Update 5: Comment cleared.**

EO 18. Please delete notes 1, 2, and 5, and delete or revise notes 3, 4, and 6 to reflect requested changes to the superiority table. All significant elements of the PUD proposal should be included in either the superiority table or a code modification table. Notes on the exhibit can repeat,

reference, or add details to those proposals, but the exhibit notes should not be the only source of this information.

Update 4: Update the restoration language in Note 2 to match the staff suggestion above. Please add a note specifying that the proposed pedestrian bridge must span the erosion hazard zone with one set of piers within the creek channel if necessary.

Note 2 and the restoration language suggested above only apply to areas within the CWQZ and CEF buffer. There are some areas where impervious cover will be removed that are outside of the CWQZ and CEF buffer. Staff suggests specifying that areas outside of the CWQZ and CEF buffer will be planted and seeded pursuant to Standard Specification 609S, but that those areas do not need to achieve a score of “Good” under the floodplain modification parameters.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

### **Applicant’s Draft Ordinance**

EO 21. Please create a code modification table that includes any proposed changes to existing code. It is difficult to identify and understand all of the proposed code modifications from reading the draft ordinance (e.g., Exhibit F contains code modifications but does not always specify current requirements). If the applicant is proposing to use the redevelopment exception, then the only proposed code modifications to Subchapter 25-8(A) should be to §25-8-25. Please delete the proposed code modifications to §25-8-281 and -372 in Part 12 items 1, 2, and 3.

Update 4: Repeat comment; please work with staff to clarify all proposed environmental code modifications, including the following:

- Any standards that will be calculated over the entire PUD;
- Any current code requirements that the PUD will memorialize; and
- Any modifications to current standards.

**Update 5: Comment cleared.**

EO 26. *Part 9, 4.* Please continue to work with staff to determine whether the proposed tree removal, protection, and mitigation meet code, require a code modification, and/or contribute to environmental superiority.

Update 4: Repeat comment.

**Update 5: Comment cleared.**

EO 27. *Part 9, 5.* Please delete or propose a specific code modification to §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified. Staff does not agree with the statement that 25-8-25(B)(1) and (3) shall not apply to the PUD; the applicant may request a code modification to allow those requirements to be calculated across the entire PUD.

**Update 5: Informal; please continue to work with staff on document edits as needed.**

EO 28. *Part 9, 6.* Please delete the first sentence; it is not necessary to restate code requirements. Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

**Update 5: Comment cleared.**

EO 29. *Exhibit D, D.* Please revise to clarify that the Creek “development” consists of the restoration and open space development allowed by code and specified in the superiority table and Exhibit H.

Update 4: Will the developer construct the trail and pedestrian bridge in addition to performing the restoration?

**Update 5: Comment cleared.**

EO 30. *Exhibit F, 4.* Please delete; this code modification is not necessary if the PUD is electing to redevelop under §25-8-25.

Update 4: Please work with staff to clarify all proposed environmental code modifications, as requested above. Staff will review the proposed modifications once the request has been clarified.

**Update 5: Comment cleared.**

EO 33. *Exhibit F, 11.* This is a code modification to the landscaping requirements. Tier 1 requires PUDs to exceed landscaping requirements. Any code modifications to §25-2-1008(A) must be offset by additional landscaping superiority in order to meet the Tier 1 requirements.

Update 4: The proposed landscape superiority elements are not adequate to exceed landscaping requirements as required under Tier 1, especially given the requested code modifications.

**Update 5: Informal, pending document updates. Please incorporate the changes discussed during the meeting with staff on August 24.**

#### **Exhibit G, AO Park Plan and Park Space**

EO 34. The Parkland Dedication Summary table allocates 14,000 square feet of impervious cover for the Creek Park. Is this number intended to include the trail? If the trail is public it will not count towards the impervious cover limit; however, the square footage of noncompliant development does need to be calculated and incorporated into the PUD. Please clarify whether the 14,000 square feet includes the trail and if so, provide the estimated size of the trail. Any requested park development that would not comply with CWQZ or CEF buffer requirements should be subtracted from the proposed restoration area. See comment EO 7.

**Update 5: Comment cleared.**

## WPD Drainage & Water Quality Engineering Review – Reem Zoun - 512-974-3354

1. Please provide a drainage report with relevant hydrologic and hydraulic analyses showing the proposed detention pond with a volume at least 20,000CF in addition to the existing detention pond on-site (Kroger Pond); the existing and proposed drainage plan for the site; and no adverse impact downstream for 2yr, 10yr, 25yr and 100 yr storm events.
2. Please provide hydrologic analysis to show the required detention pond size for the Austin Oaks site treating the site as green field development and hydraulic analysis to show the impact of such detention volume downstream. Please document this in the drainage report.
3. Consider providing additional detention volume at the water quality pond location.
4. Consider providing detention volume by sloping the banks outward from existing channel.

## Hydro Geologist Review - Sylvia R. Pope, P.G. - 512-974-3429

HG 1. There are two geological Critical Environmental Features on Parcel 2 at the southeastern corner of Wood Hollow Drive and Executive Center Drive. These are a canyon rimrock and a seep that is within the canyon rimrock. Their locations are shown on the PUD plan sheets, Exhibits C, H and K. Critical Environmental Feature (CEF) buffers of 50 feet are shown for future reference within this redevelopment. An existing parking lot upslope of the CEFs will be removed within 50 feet of the CEFs. This action may be viewed favorably and contribute to an element of environmental benefit as part of the redevelopment under Chapter 25-8-25. However, additional specific restoration details need to be provided in order for staff to support the proposed restoration as a Tier 2 component.

U4. Applicant responded by saying that the restoration details have been included in the Ordinance. There is a note on Exhibit H that the CWQZ and CEF 50' buffers will be restored per a restoration plan submitted with the site plans for Parcels 2, 3, 4 and 5. The restoration plan shall include planting and seeding pursuant to Standard Specification 609S. This meets current Code and Criteria Manual requirements and may be counted as a Tier 1 component. *Comment cleared.*

HG 2. There is an offsite spring located to the north of Parcel 7 and north of Spicewood Springs Road. Exhibit K of the Land Use Plan shows a 300-foot radius buffer from the spring and the legend states that the area will be limited to 50% impervious cover. However, this pledged restriction is not repeated in the Tier 1 & Tier 2 compliance table. Please add specific restrictions to the Tier 1 & Tier 2 compliance table.

U4. Applicant responded that the Tier Table has been revised. Tier II, item 2. Environment/Drainage, Page 9 of the table states that the area will be limited to 50%

impervious cover within 300 feet of the spring. Please provide a tally of the existing impervious cover within this area for comparison. **Comment pending.**

- U5. The applicant responded with the following: *“By limiting the impervious cover within 300’ of the springs, the proposed redevelopment will reduce the impervious cover within the 300’ POS Buffer by 18%. Currently, there is 1.12 acres of impervious cover in this area and by imposing the 50% limitation, the impervious cover cannot exceed .82 acres. The total area within 300 feet of the spring that is contained on the Property is 1.64 acres. We have not calculated the impervious cover on other portions of the 300’ buffer, which includes several homes within the neighborhood across Spicewood Springs Road beyond the Subject Property.”*

There will be a reduction in impervious cover within 300 feet of the offsite spring and the proposed redevelopment will reduce the impervious cover by 18%. Please be aware that when future site plans are submitted, there will be an evaluation of proposed excavation within this 300’ CEF setback area shown on Exhibit K. **Comment cleared.**

- HG 3. Portions of the PUD are within the Recharge Zone of the Northern Edwards Aquifer and portions close to the eastern perimeter are outside, per surface exposure of geologic units. Although not required under the Redevelopment Exception (LDC 25-8-25), the recommendation is that the PUD agreement should comply with the City of Austin’s Void and Water Flow Mitigation Rule (LDC 25-8-281 (D), ECM 1.12.0 and COA Item No. 658S of the SSM). This is a standard provision for development over the recharge zone and would demonstrate a commitment to protection of groundwater resources.

- U4. The applicant responded that they will consider this at the time of site plan. The net effect will be compliance due to the requirement of LDC 25-8-25 (B)(5) that the redevelopment does not increase non-compliance with LDC 25-8-281. **Comment cleared.**

- HG 4. Please note that construction of underground parking structures has the potential to intercept shallow groundwater. Due to the proximity of Spicewood Springs, disturbance to groundwater flow paths may have an impact to the Jollyville Plateau Salamander habitat at Spicewood Springs. Please describe how this situation has been evaluated and whether any underground parking structures or excavation greater than 8 feet is proposed on Parcels 7, 8, 9 and 10.

- U4. Applicant responded that this matter will be considered at the time of site plan. The owner expects some excavation greater than 8 feet below structures and will conduct appropriate geotechnical investigations at the time of design. This response reflects a desire to meet the minimum Code requirements. **Comment cleared.**

- HG 5. A proposed pedestrian trail along the creek is alluded to within the documentation. Please provide additional specific alignment for Parcel 2 and how this will be incorporated into the standard protection for the CEFs. Please evaluate how the area of impervious cover removed and restored contrasts with the area restored within

150 feet of CEFs. Please incorporate proposed measures into the Tier 1 & Tier 2 Compliance table, especially on Item 6.

U4. The applicant provided an exhibit comparing existing impervious cover within 150-feet of CEFs to the proposed land use within the 150-foot radius of the CEFs. Overall, impervious cover will reduce from approximately 1.98 acres to approximately 0.95 acres. The pedestrian trail is shown within the 150-foot radius of the CEFs but only as a tentative location. Future trail construction will be determined at a later time and will be constructed by PARD. *Comment cleared.*

HG 6. The Tier 1 & Tier 2 Compliance table lists in Item 2 of the Tier 2 section several elements of the project that warrant an “environmentally superior” rating. Please provide specific detail in the Land Use plans and Exhibits to the PUD to support that the project is superior in terms of Critical Environmental Feature protection and restoration.

U4. Applicant responded that the Tier Table has been updated and the Ordinance revised. *Comment pending.*

U5. The Environmental Office will be making the determination regarding a rating of environmental compliance. Exhibits C, G, H and K and the Demonstrative Exhibit CEF analysis display areas to be protected. Exhibit H, note 2 provides details regarding restoration within the CWQZ and CEF buffer (also referred to as setback). *Comment cleared.*

FYI, Please address the informal comment from Andrew Clamann, Wetlands Biologist, regarding the terminology used in Note 5 of Exhibit H regarding encountering bedrock in the “Stream Laying Back Area.” The current definition includes unlithified earth material such as soil, alluvium and rock fragments but should refer to lithified, consolidated bedrock.

HG 7. The PUD ordinance, Part 12, specifically excludes LDC sections 25-8-281(C)(1)(a) and 25-8-281(C)(2) of the Critical Environmental Feature provisions. Please strike numbers 2 and 3 from this section.

U4. Applicant responded that the Ordinance was revised. *Comment cleared.*

HG 8. Additional comments may be generated with future updates. *Comment cleared.*

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

**Minor revisions are required to correct the language in Exhibit H to meet the intent of previous discussions. These revisions can be addressed through an Informal Update in which the Site Plan manager works with Wetland Biologist to ensure the Final submittal is corrected accordingly.**

WB1. Comment **cleared** (wetland CEFs shown as described in ERI)

WB2. Comment **Cleared**. Applicant intends to pursue requesting using the redevelopment exemption, and has shown and labeled the full 150ft Standard CEF setback

WB3. Comment **Cleared**. (Applicant is preserving CEFs and providing restoration of banks for reduction to CEF setbacks, see WB4)

WB5. Comment **Cleared**. (Provision 7 of Exhibit F related to exemption to wetland protection) was deleted as requested.

WB4. Update 0. Please include language, plan view figures and details in the PUD that unambiguously indicate the riparian buffer restoration activities which will occur within the CEF setback. This should include removal of all impervious cover and restoration of the channel, banks, floodplain benches and riparian corridor to a more natural stream morphology and native plantings. Stream morphology of upstream reach can be used as a template for downstream reach. Proposed restoration shall be approved by ERM prior to PUD approval. Please provide restoration plan to this reviewer.

Update 1. 5/18/2015: In order to mitigate for the reduction to the total area of the Standard CEF Setback for wetland CEFs, applicant must demonstrate compliance with mitigation guidance in ECM 1.10 (formerly ECM 1.3.0). This reviewer recommends enhancement of one bank of the channel north of Executive Center Drive. Currently the historic bank armoring of the channel north of Executive Center Drive has created a narrow cross section which creates increased velocity during storm events that scours in-channel habitat. Restoring a wider cross section to the channel may restore the creek (similar to cross section to the south of Executive Center Drive). Widening the cross section of the channel and restoration of one of the banks north of Executive Center Drive may be considered “enhancement” which shall mitigate for the reduction to the standard CEF setback for wetlands.

Update 2. 8/19/2015: The Note provided (note 52) is ambiguous and does not appear to clearly convey the intent recommended in the two comments above. This reviewer recommends a meeting with applicant to ensure an appropriate and acceptable revision to

Update 3. (7/1/2016): The notes provide in Exhibit H and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see Update 0,1,2).

As requested in previous updates, and as discussed in previous meetings, please provide clear language to convey the intent for CEF setback restoration, as described above, to include restoring a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of “Good” in accordance with the Functional Assessment described in Zone 1 Appendix F.

If applicant intends to pursue requesting using the redevelopment exemption, then it will be imperative to provide superiority. An element of superiority may include the restoration of a wider cross section to the channel by laying back one or both of the banks and installing native revegetation. Revegetation is recommended to accomplish a score of “Good” in accordance in accordance with the Functional Assessment described in Zone 1 Appendix F.

Update 4. 7/21/2016. Repeat Comment. (same comment as WB3) To demonstrate superiority and demonstrate compliance with mitigation for disturbance within the 150 CEF setback, previous discussions with applicant have included restoration of bank

slopes to a more natural creek cross section to reduce storm velocities and improve the riparian function of the creek. The notes in the Exhibits and language in the PUD does not convey the intent for restoration as discussed in previous meetings (see WB4) and as discussed on-site July 13, 2016. As requested in previous updates, please provide clear language to convey the intent for restoration activities of the creek bank (same as WB3). **Update 5. Applicant has provided notes and details that address restoration of the riparian zone of the tributary, however minor adjustments to the language in Exhibit H in order to convey the intent of previous discussions. To clear this comment, please:**

- **Revise Exhibit H, Note 2, third sentence accordingly: “ The restoration plan ~~may, at the owner’s option~~ shall accommodate at minimum of ten feet at the top of bank for a future trail or other permitted park improvements.”**
- **Revise Exhibit H, Note 2, fourth sentence accordingly: “...of the CWQZ or CEF buffer, ~~may~~ shall be planted and ...”**
- **Revise Exhibit H, Note 5 accordingly: “~~...unless firmly situated rock beneath the surface deposits of soil, alluvium, rock fragments and fill cannot be readily removed without breaking the rock by blasting air tool (hoe ram or jackhammer) or other destructive mechanical means; at which point, the owner will no longer have an obligation to la back the bank...~~[replace with]...and to the extent shown on cross section of Exhibit H, unless bedrock is encountered; cohesive and continuous bedrock that would otherwise require blasting or air tool (i.e. hoe ram or jackhammer) will not be excavated, but will be left in place, top dressed with 12inches of soil, stabilized and vegetated/restored pursuant to Note 2...”**
- **Please add the following soil specification to the stream restoration area of the cross section figure “Stream Laying Back Section”: twelve inches of topsoil (ECM compliant) and minimum total soil depth of 24”.**

NPZ Environmental Review - Atha Phillips - 512-974-6303

#### Update 4

Informal comments have been given to the Environmental Officer.

City Arborist Review - Keith Mars - 512-974-2755

CA #1: Staff does not support the proposed language in Part 9 statement 4. It is unlikely there is such refinement in conceptual site plans that the specific inches of trees to be removed is known. If submitted plans differ, and removal is greater, then the PUD would grant less mitigation than what is actually proposed on the site plan.

Update #1:**Comment cleared.** Statement has been removed from the proposed ordinance.

CA #2: Part 9 statement 4: Planting mitigation inches “to the extent feasible” shall be amended to “to the extent feasible as determined by staff”.

Update #1: **Comment was addressed by applicant and modified in the proposed ordinance.**

CA #3: Part 9 statement 4: Staff does not agree with the statement that mitigation can be transferred within the PUD as transferring requirements between site plans present tracking and owner/developer concurrence issues.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance.

CA #4: Part 9 statement 4: Remove the statement regarding mitigation at \$200 inch. Mitigation payment, if allowed, will be subject to the rate at site plan submittal.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance.

CA #5: Part 9 statement 4: Remove the statement regarding credits as this is not clear nor enforceable.

Update #1: Proposed ordinance language has been amended to reflect alternative mitigation per ECM Section 3.5.0.

CA #6: Part 9 statement 4: Staff does not agree with setting the tree survey date as 2013. Per the ECM surveys must be five years or more recent at the time of site plan submittal.

Update #1: Staff concurs with the timeline for the tree survey.

CA #7: Part 9 statement 4: Staff does not agree with the statement that, “no additional mitigation will be required and no other trees will be identified as protected or heritage trees”.

Update #1: **Comment cleared.** Statement has been removed from the proposed ordinance

CA #8: On the Tier 1 and Tier 2 document I do not see any documentation that supports the statement that more than 7,000 inches of trees less than 8” will be preserved.

Update #1: Comment partially addressed. Tier II is partially met.

Tier II

Protect all heritage- The table needs to state “met as modified”. Include the % of heritage proposed to be protected and removed.

Protect 75% of protected- Between protected and heritage trees, it appears greater than 75% are preserved. But, as discussed, where you able to identify the additional protected trees/inches to achieve 75% or greater of Protected Trees?

Protect 75% of all native inches- Please identify the size range on the “diameter inches of unprotected trees in undisturbed areas” tree sampling so we can modify this to state 75% of all native inches (insert inches). and greater.

CA #9: Provide the tree survey including species and diameter and include the tree assessment.

Update #1: **Comment cleared.**

NPZ Drainage Engineering Review - Danielle Guevara 512-974-3011

Friday, August 26, 2016

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project is not located within the Edwards Aquifer Contributing Zone.

DE1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- You stated 'Yes' to volumetric detention. However you are not providing designed volumetric detention. Please change to 'No'
- You stated 'Yes' to no modifications to the existing floodplain; However the proposed pond is in the floodplain and if one of the banks is being asked to be pulled back. FYI – any modifications in a FEMA floodplain may require a LOMR.

**UPDATE #2: The item in the Tier 2 table stating “Provides volumetric flood detention as described in the Drainage Criteria Manual” should state “No” – please revise. The PUD is not providing volumetric detention. The definition of volumetric detention is “The VDP method addresses downstream flooding related to timing issues and excess runoff volume by restricting the detention release volume to existing conditions during the Critical Time Period of the watershed.”**

DE2. Exhibit F – Please remove item #8. Any drainage studies required will be reviewed at the appropriate review process based on what is being proposed. Please also remove the statement regarding drainage studies from item #9.

UPDATE #1: The requirement for additional drainage studies will be determined at the site plan stage per parcel. Typically, the need for onsite detention is determined at the site plan stage per parcel. For this PUD, we request demonstrating you have proposed as much onsite detention as possible. We also request Regional Stormwater Management Participation with a fee calculated based on greenfield conditions. You would receive credit for the onsite detention provided. This is in-line with what is proposed with Code Next for redeveloped properties and is recommended by staff.

**UPDATE #2: Please remove the RSMP dollar amount from the PUD documents as it will be calculated at the time of payment. Please remove RSMP from the ‘volumetric detention’ item and include as its own line item. Please include a statement that the detention flood mitigation and RSMP fee must be completed prior to the issuance of the permit for the first site plan submitted in the PUD; and that the project must show no-adverse impact downstream for the 2, 10, 25 and 100-year storm events down to the confluence with Shoal Creek.**

DE3. Part 9 – please remove item #6. The requirement for detention will be reviewed at each parcel's site plan review. Factors in addition to impervious cover amount are reviewed when determining detention requirement.

UPDATE #1: Please see comment DE2 above.

**UPDATE #2: Detention should not be required if the analysis is performed for the PUD as a whole, RSMP fee paid, and detention flood mitigation provided prior to the issuance of the permit for the first site plan submitted as stated in DE2 above. This comment will be cleared once the statements from DE2 above are included in the PUD document.**

## NPZ Water Quality Review - Danielle Guevara 512-974-3011

Friday, August 26, 2016

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

This project is located at 3429 EXECUTIVE CENTER DR and is within the Shoal Creek watershed(s), which are classified as Urban Watersheds. This project located within the Edwards Aquifer Contributing Zone.

WQ1. Please provide a complete Tier 1 and Tier 2 table for review. Tier 1 should speak to how the project is meeting current code and asking for variances when it does not meet the requirements of current code. Tier 2 should speak to how the project will go above and beyond current code. Providing water quality controls and an IPM plan are listed as superior, however these are items required by Code/Criteria and would not be considered superior.

UPDATE #1: Based on review of the Tier 1 and 2 table provided:

- Under the Tier 2 items, you still have included a statement regarding this project providing water quality treatment. Please remove this from the Tier 2 table as this would be a requirement per current code – it is not a Tier 2 item.

**UPDATE #2: Though this is still present in the Tier 2 table under 'reason', the item of "provides water quality controls superior to those otherwise required by code" is listed as "No". Therefore, this comment is cleared.**

WQ3. EHZ Analysis – Please provide an EHZ analysis that complies with the Drainage Criteria Manual, Appendix E. At a minimum, the channel geometry, side slope, incision factor, and 2-year WSE should be provided.

UPDATE #1: I suggest handling the EHZ analysis review at the site plan stage per parcel. Otherwise, the current analysis will need to be reviewed by our Streambank

Restoration group of Watershed Protection since you are using an alternative method of analysis. Please let me know how you would like to proceed.

**UPDATE #2: Pending approval by Watershed Protection of revised EHZ analysis submitted.**

WQ6. Exhibit D – the IPM plan should be done at the site plan stage for each parcel as it should be specific to what is being proposed with that particular site plan.

UPDATE #1: Please remove this from the Tier 2 items in the table provided.

**UPDATE #2: Item no longer found in the Tier 2 table. Comment cleared.**

## DSD Transportation Review - Bryan Golden - 512-974-3124

Tuesday, August 30, 2016

### **TIER I REQUIREMENTS (Division 5. Planned Unit Developments)**

TR1. *Comment cleared.*

TR2. **Requirement #9:** Bike and Trails will review PUD and may provide additional recommendations. The “Heritage Trail” needs to be within a dedicated public easement to ensure access.

- Provide a mid-block pedestrian and bicycle pathway within a public easement between Parcel 8 and Parcel 7 connecting Executive Center Drive and Spicewood Springs (Min 8’ width). Specific location to be determined at time of site plan.

U1: Please revise Streetscape Plan, Note #2 to read “with specific location subject to owner discretion.”

**U2: Comment cleared.**

- *Comment cleared.*
- Additional comments pending final recommendations of the TIA.

**U1: Comments pending.**

TR3. *Comment cleared.*

TR4. **Additional Requirements for Mixed-Use: Requirement #1.)** The proposed cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones should be 7’ minimum. Minimum requirements of Core Transit Corridor standards required for mixed-use projects within the Urban Roadway boundary (with trees 30’ on center where possible).

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections. Re: the west side of Wood Hollow, a note may be added: \*Due to topography constraints, planting zone may be reduced to 6' where necessary, otherwise 7' required.

**U2: Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.**

TR5. *Comment cleared.*

TR6. **Additional Requirements for Mixed-Use: Requirement #2.)** Internal and abutting (Hart and Spicewood Springs) roadways must meet Subchapter E, Core Transit Corridor requirements. To comply:

- Executive Center Drive – Min. 6' sidewalks requirement. Must provide public access/sidewalk easement for "Heritage Trail" and street trees are required in the planting zone at no greater than 30' on center, where possible.

U1: Note that a sidewalk easement may be required on the south side of Executive Center Drive.

**U2: Comment not addressed. Please add a note that sidewalk easement is required on all streets where the required sidewalk is on-site.**

- Wood Hollow - Min. 6' sidewalks requirement. Must provide public access/sidewalk easement where the sidewalk enters private property and street trees are required in the planting zone at no greater than 30' on center, where possible.

U1: Add a note that trees 30' on center required, where feasible. Please note that an additional 2' from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.

A Hart Lane streetscape plan is recommended. Please include a streetscape cross section or include a note on the Streetscape Plan that Hart Lane is subject to Subchapter E Core Transit Corridor standards.

**U2: Comment cleared.**

## **TIER II REQUIREMENTS**

TR7. **4.)** *Comment cleared.*

- Include the “Heritage Trail” approximate location in the Land Use or Park exhibit or a new transportation exhibit. The cross section of Wood Hollow Drive does not meet the minimum standard requirements of 25-2, Subchapter E. Planting zones must be 7’ minimum; please revise. Recommend upgrading min. requirements to Core Transit Corridor standards for roadways.

U1: Add a note that trees 30’ on center required, where feasible. Please note that an additional 2’ from the edge of the existing sidewalks is needed for maintenance. An easement, if necessary, may be established at the time of site plan or included as a note in these cross sections.

**U2: *Comment cleared.***

- *Comment cleared (duplicate of TR 2).*

### **DRAFT ORDINANCE COMMENTS** **GENERAL PROVISIONS**

TR8. *Comment cleared with proposed tracking table.*

TR9. *Comment cleared.*

TR10. Staff does not support Note #12. Off-street loading and delivery must be off-street. Recommend revising comment to note that off-street loading is permitted to use alternative sizing and number of spaces requirement; to be subject to approval by Staff at the time of site plan.

TR11.

U1: Using the public right-of-way for maneuvering should be an administrative waiver (currently under the TCM), to be reviewed at the time of site plan. A blanket waiver for all public ROW maneuvering is not supported at the time. All other amendments are supported, however alternate sizing and number of spaces requirement may be permitted “by the Director” at the time of site plan. Please revise the language.

**U2: *Comment cleared.***

TR12. *Comment cleared.*

#### **Part 8:**

TR13. Recommend combining with Part 11 for a collective “Transportation” section.

U1: Exhibit E: General Provision #2: Surface parking provision for retail conflicts with the structured parking requirement/provision (for retail) within the same note. “Visitor or customer parking” is too vague without limitation. How will

surface parking be limited in general? A combined transportation section of draft ordinance is still recommended.

**U2: If the ‘surface parking’ is solely in reference to on-street parking then this needs to be stated so.**

TR14. Note #3: Pending TIA review and TR 4 and TR 22.

U1: Please add, “...and as required by the TIA.”

**U2: This edit does not appear to have been made. Reference Part 8, Note #3.**

TR15. *Comment cleared.*

TR16. *Comment cleared.*

**Part 11:**

TR17. Note #1: Revise “shared parking” to “cumulative” or “reciprocal.”

U1: Please include a reference to the provided tracking table under Note #3 (on-street parking). Note #1 comment is cleared.

**U2: Comment cleared.**

**EXHIBIT C: LAND USE PLAN**

TR18. Note the proposed approximate location of the “Heritage Trail.”

U1: Please add the Heritage Trail (approx.) location to the Streetscape Exhibit.

**U2: Comment cleared.**

**EXHIBIT I (STREETSCAPE PLAN)**

TR19. *Comment cleared.*

**GENERAL ZONING**

TR20. *Comment cleared.*

TR21. *Comment cleared.*

TR22. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

**U2: Comments pending. Please email a pdf of the streetscape exhibits to the reviewer to coordinate review with other disciplines.**

TR23. Additional comments pending TIA review. Results will be provided via separate memorandum.

**U2: Comments pending.**

TR24. Existing Street Characteristics:

| Name                         | ROW            | Pavement | Classification | Sidewalks | Bike Route | Capital Metro |
|------------------------------|----------------|----------|----------------|-----------|------------|---------------|
| Loop 1/<br>Mopac             | 400'           | 380'     | Freeway        | Yes       | No         | Yes           |
| Spicewood<br>Springs         | 118' -<br>140' | 82'      | Arterial       | Yes       | No         | No            |
| Executive<br>Center<br>Drive | 70'            | 30'      | Collector      | Yes       | No         | No            |
| Wood<br>Hollow<br>Drive      | 70'-80'        | 40'      | Collector      | Yes       | No         | Yes           |
| Hart Lane                    | 70'            | 40'      | Collector      | Yes       | Yes        | Yes           |

**NEW COMMENT (EXHIBIT D)**

TR25. Note B) #2 and B) #3 – remove these notes and replace with a reference to the phasing that will be established with the TIA final memo.

**U2: Comment not addressed. The TIA addresses the phasing of mitigation.**

TR26. Note G) – How will the parking requirement for existing uses be tracked? Recommend adding an existing parking count by parcel to the proposed parking tracking table.

**U2: Comment cleared.**

TR27. Additional comments may be provided when more complete information is obtained.

Austin Transportation Dept. TIA Review – Scott James 512-974- 2208

TIA still under review.

Public Works Bicycle Program Review – Nathan Wilkes 512-974-7016

Comments pending.

P & ZD Zoning Review – Andrew Moore 512-974-7604

1. PART 2 – Remove the last sentence of this paragraph that refers to grandfathering.  
**Still in discussion.**
2. PART 5, no. 1, definitions for H and K - "STREETSCAPE" and "CREEK" should not be land use classifications. If the intent is to define these areas only, please remove the reference to a land use classification in the definition.  
**Still in discussion.**
3. PART 7, no. 2 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
4. PART 11, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
5. Exhibit C – LUP - Provide a legend.  
**Still in discussion.**
6. Exhibit E - Review the proposed permitted use table with Staff.  
**Still in discussion.**
7. Exhibit F, no. 3 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**
8. Exhibit F, no. 4 – this is a restatement of current code and is not necessary to state in the PUD ordinance.  
**Still in discussion.**